



GRASSROOTS
REALTY GROUP

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220 Silverado Range Heights SW
Calgary, Alberta

MLS # A2353142

\$629,900

Division:	Silverado		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,154 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, No Back Lane, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Security System (owned no contact), Blinds main floor dining and living room have a remote. Water Filter System

**** Open House Saturday October 24th 2-4pm**** Situated on a quiet street in the desirable community of Silverado, this beautifully renovated and extensively updated home offers over 3,000 sq. ft. of developed living space, a double attached garage, and a fully fenced backyard. With three schools within walking distance, along with easy access to the community pond and scenic walking pathways, this location offers the perfect balance of everyday convenience and outdoor enjoyment. Step inside to discover a home where thoughtful renovations and substantial improvements have already been completed. Nine-foot ceilings, hardwood flooring, brand-new carpet, fresh paint, and newly painted doors and baseboards create a bright, welcoming interior that's ready for its next owners. The kitchen has been beautifully updated with freshly painted cabinetry, quartz countertops, updated sinks and faucets, and newer appliances. Updated window coverings, including remote-controlled blinds in the great room and dining room, add both style and convenience. The open-concept layout connects the kitchen, dining, and living spaces, while a three-sided gas fireplace creates a warm and inviting atmosphere. Upstairs, you'll find three bedrooms and a generously sized bonus room, offering plenty of flexibility for movie nights, a play area, or a comfortable second living space. The spacious primary bedroom features a five-piece ensuite complete with a separate soaker tub, stand-up shower, dual sinks and walk in closet. The developed basement adds two additional bedrooms (May not meet egress requirements) and a family room, providing valuable extra living space for guests, a home office, teenagers, or a growing household. Beyond the beautiful interior, the home has benefited from significant investments in major components, including updates to the roof, siding, downspouts, windows,

doors, air conditioning, hot water tank, and insulation. These substantial improvements offer buyers added confidence and peace of mind. Outside, the fully fenced backyard provides space to relax, entertain, or simply enjoy the outdoors. With schools, a picturesque pond, and an extensive network of walking pathways just a short stroll away, it's easy to appreciate everything this established community has to offer. Beautifully renovated, extensively updated, and ideally located—this Silverado home offers the space, comfort, and lifestyle you've been looking for. Some images have been virtually staged. Furniture and décor are for illustration purposes only.