

260 Silverado Range Close SW
Calgary, Alberta

MLS # A2216300



\$625,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to your beautiful home in the established community of Silverado. This residence is loaded with upgrades for the discerning buyer. Situated on a private corner lot, fully fenced with massive deck and oversized garage. Step inside the house and notice the improvements here vs the standard homes in the area. Hardwood floors, Granite countertops, Upgraded Light Fixtures, S/S Appliances, Enhanced Kitchen Cabinetry, CENTRAL AIR CONDITIONING and Additional Windows for sunshine. You will appreciate the well thought out floorplan with a comfortable living room, huge dining area and generous sized bedrooms upstairs. Head downstairs for your Newly Built Fully Finished Basement with additional Bedroom, Huge Rec Room and 4 Piece Bathroom. The Rec Room could easily be an additional large bedroom for 5 Total Bedrooms! Your West Facing backyard is huge with No Landscaping Maintenance and perfect for entertaining large groups. There is even a Gas Line for the BBQ and 220 Wiring for a Hot Tub! Your Garage is on another level as well. Oversized, Drywall, Painted, Heated, Insulated doors and Epoxy Floors. Located close to the K-12 School, local shopping, restaurants and parks. Hurry because these homes rarely last long and will be in high demand.