

# \$625,000 - 260 Silverado Range Close Sw, Calgary

MLS® #A2216300

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,393 sqft

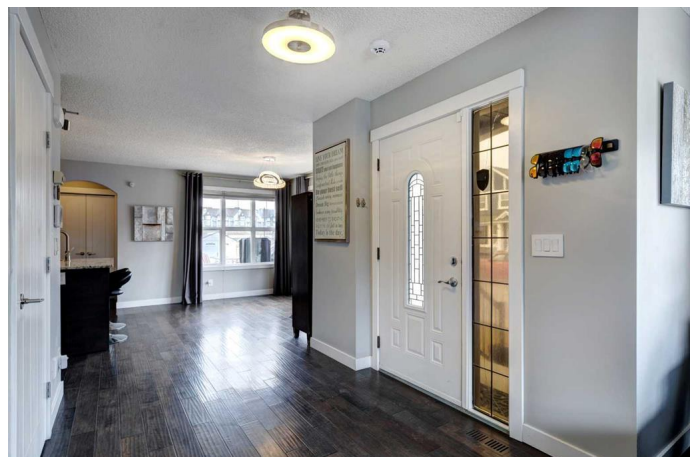
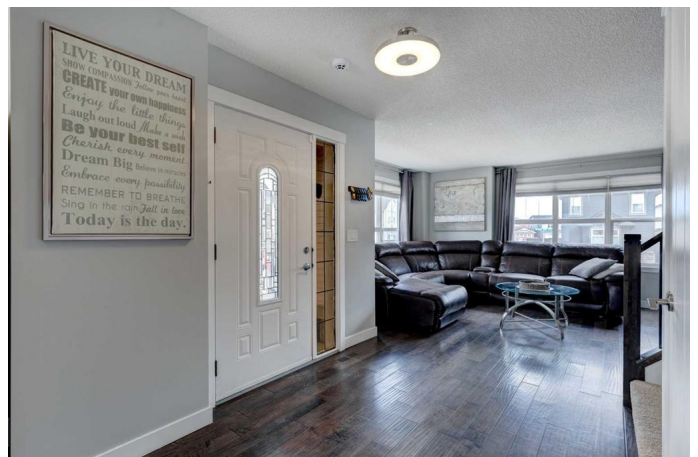
Residential on 0.10 Acres

Silverado, Calgary, Alberta

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.

Built in 2006

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2216300    |
| Price          | \$625,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,393       |
| Acres          | 0.10        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 260 Silverado Range Close Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0C3                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | Central Air                                                                                   |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard, Dog Run                                         |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Wood Frame                                                    |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 21             |
| Zoning         | R-G            |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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