

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

MLS® #A2216300

**\$625,000**

4 Bedroom, 4.00 Bathroom, 1,393 sqft

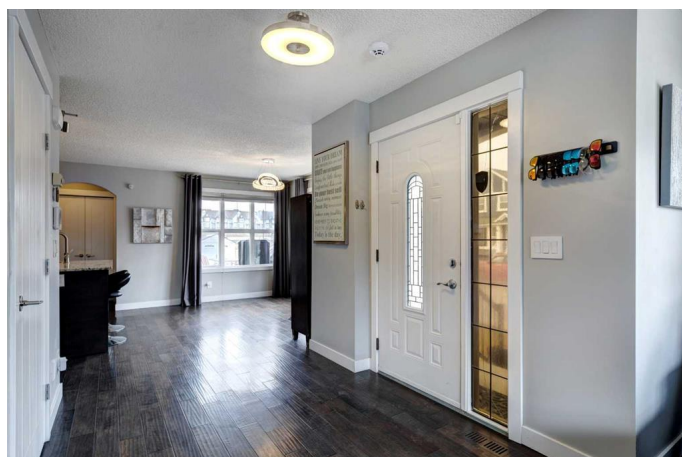
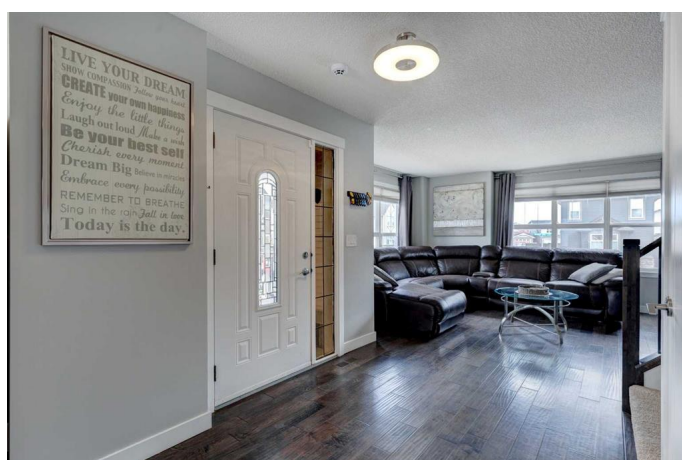
Residential on 0.10 Acres

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	11
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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