

# \$614,900 - 111 Silverado Range Close Sw, Calgary

MLS® #A2223574

**\$614,900**

4 Bedroom, 4.00 Bathroom, 1,341 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

This isn't just a house - it's the kind of home that feels like it was made for you. Tucked onto a quiet street in the heart of Silverado, this detached gem blends thoughtful upgrades with everyday ease - and it's just a short walk to both the Elementary and Junior High School and the brand new k-12 Francophone School!! Step onto the charming front veranda and into a space filled with warmth and light. The big east-facing windows allow morning sun to pour into the living room, where a cozy gas fireplace creates the perfect spot for your morning coffee. The extended dining area is perfect for gathering with family and friends, easily fitting a large dining table for memorable meals and celebrations. A striking rock wall adds warmth and texture, making the space feel both inviting and elevated. Hardwood floors flow through the open main level, leading into a spacious kitchen with bright white stone counters, a step-in pantry, maple cabinetry and stainless steel appliances - designed for both entertaining and daily living. Upstairs, the primary suite offers a quiet escape with a walk-in closet, a relaxing soaker tub, and separate shower. Two additional bedrooms, a full bathroom, and the convenience of upstairs laundry round out the upper level with ease. Downstairs, the fully finished basement features 9 ft ceilings, extensive lighting, a built-in media centre with speaker system, and a second gas fireplace in the spacious family room - ideal for movie nights or cozy hangouts.



A fourth bedroom, half bathroom, and generous storage space add flexibility for guests, teens, or a home office. Out back, the new pergola-topped deck invites relaxed summer evenings, while the double detached garage is insulated, fully drywalled, and includes a workbench, making it as functional as it is convenient. Other upgrades include updated NEW vinyl siding and shingles, a NEW hot water tank, NEW Garage Door, and Hunter Douglas blinds throughout, bringing added comfort and timeless style. And when you want to get outside... youâ€™re just steps from pathways that lead to the Silverado pond, playgrounds, and Sobeys, with restaurants and local charm in every direction. This home is polished, practical, and packed with pride of ownership - your perfect next chapter in Silverado.

Built in 2006

### Essential Information

MLS® #	A2223574
Price	\$614,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,341
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	111 Silverado Range Close Sw
Subdivision	Silverado

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0C1

### **Amenities**

Amenities	Park, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	5
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

CIR Realty

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