

255 Silverado Range Close SW
Calgary, Alberta

MLS # A2253630



\$569,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to a beautiful and very unique home in the heart of Silverado - 255 Silverado Range Close. This VERY RARE LAYOUT will blow you away! The main floor features a living/sitting/office room right off the entrance, a nice kitchen with stainless steel appliances (gas stove), a center island, a family room with a gas fireplace, and vaulted ceiling, and a 2PC bathroom. Hardwood flooring and 10' ceilings (super rare!) on the main floor complete this level. The upper level comes with 2 LARGE MASTER BEDROOMS, each one with its own walk-in closet and a 4PC bathroom. A skylight in the ceiling provides lots of natural light. The laundry room is conveniently located on the second floor. The lower level is wide open and awaiting your creative ideas! There is a cozy front porch, a nice deck at the back and a fully landscaped and fenced backyard. ***BRAND NEW CENTRAL AIR CONDITIONING has just been installed to keep you cool in the summer*** The house was just recently painted*** Roof shingles are only a couple years. The 21' x 20' garage is fully insulated. Your future home is located on a quiet street away from the traffic, while being a short walking distance to schools(Ron Southern K-6 public School is literally across the soccer field, Holy Child School(Catholic) Preschool-Grade 8, and the sought after Francophone K-12 school),a pond, huge green space across the street and walking/biking pathways. Easy access to the Silverado plaza, Mcleod Trail and Stoney, as well as the vast Shawnessy Shopping Centre. This home is ideal for a professional couple, a small family or a savvy investor looking for a great rental property!