

# \$814,900 - 104 Silverado Range Close Sw, Calgary

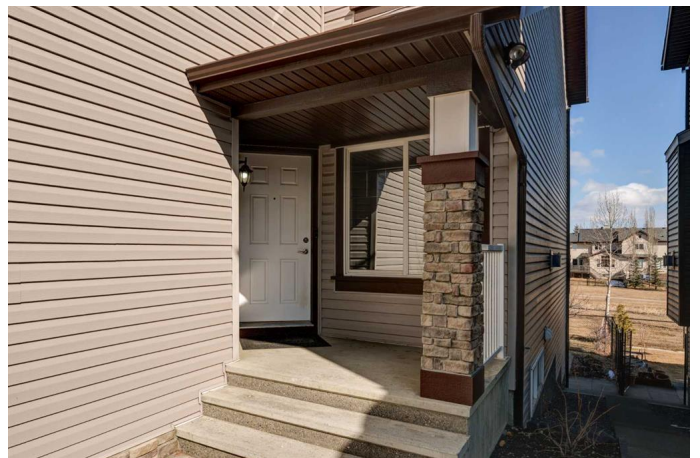
MLS® #A2203629

**\$814,900**

6 Bedroom, 4.00 Bathroom, 2,034 sqft  
Residential on 0.09 Acres

Silverado, Calgary, Alberta

Welcome to this stunning ORIGINAL OWNER detached home with exceptional features, WALKOUT BASEMENT and an unbeatable location backing onto GREEN SPACE! With over 2800 square feet of total living space, this spacious 6-bedroom, 3.5-bathroom home boasts a thoughtfully designed layout, offering 4 bedrooms upstairs, 2 downstairs, and 4 of those bedrooms complete with walk-in closets. The main level features gorgeous newer hardwood floors, an open-concept living space, and a convenient office area—perfect for working from home. Additionally, there is one den upstairs that could easily be converted into an additional small bedroom, making it 7 total, if needed! Enjoy the convenience of an upstairs laundry, and appreciate the fully finished walk-out basement with great potential for a future suite to offset costs (subject to approval and permitting by the city/municipality). The basement backs onto a serene green space, offering both privacy and beautiful views, while the backyard is an absolute dream—complete with apple trees, a garden, and various fruit shrubs! The double attached garage is equipped with built-in shelving, offering plenty of extra storage space. If that's not enough, there's also a shed alongside the house. With a new roof, siding, and furnace in 2022, and so many more thoughtful touches, this home is perfect for any growing family. Located in a family-friendly neighborhood with several schools within walking distance and a new



school being built just down the street! The neighborhood is filled with walking/biking paths, and shopping is just a short walk or drive awayâ€”giving you everything you need right at your doorstep. Donâ€™t miss out on this incredible opportunity, call up your favorite Realtor and book your showing today!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2203629    |
| Price          | \$814,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,034       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 104 Silverado Range Close Sw |
| Subdivision | Silverado                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2X 0C2                      |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Park, Snow Removal, Community Gardens, Playground |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Off Street      |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer  |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Electric, Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out, Exterior Entry   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Garden, Private Entrance, Storage   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Vinyl Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 27               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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