

# \$649,900 - 58 Silverado Range Heights Sw, Calgary

MLS® #A2188073

**\$649,900**

4 Bedroom, 4.00 Bathroom, 2,143 sqft  
Residential on 0.08 Acres

Silverado, Calgary, Alberta

**\*HUGE PRICE IMPROVEMENT\* IMMEDIATE POSSESSION** is available in this **MOVE-IN-READY** home boasting over 3,000 sq ft of total living space where thoughtful **FORWARD LOOKING UPGRADES** were made to achieve ultimate comfort and to fit your lifestyle! Imagine coming home and parking in your insulated double garage, plugging in your Electric Vehicle into your in-home 220V outlet, youâ€™re glad you can easily add a garage heater if needed (gas line roughed in). You and your family are **COST-EFFICIENT** people, but Calgary winters can get cold! To help save on heating costs, **UPGRADED R-50 ATTIC INSULATION** was blown in, and uncommonly even the basement floor is insulated, so that no matter where you are in your home you can stay warm while being proud of the long-term savings. The **OPEN CONCEPT** kitchen/living/dining space is perfect for entertaining, made cozy with the stylish 3-way fireplace feature, and allowing for different future options. The **GAS STOVE** is already installed, but is roughed in with 220V outlet in case you want to go electric later, similar to the **GAS DRYER** w/ vent pipe also has outlet for electric. In your large backyard, there are options for creating your ideal outdoor living space. Picture you and your family firing up the **BBQ** w/ gas line, patio set on the **LOW-MAINTENANCE CONCRETE DECK** (which is already roughed in for a 60 amp hot tub). The trees keep the backyard private, and the finished **STORAGE SHED**



with electrical helps to keep your yard neat and organized. If you have kids or pets, you'll love that the upper floor has new durable LUXURY VINYL PLANK throughout, and the only carpet is in the basement. FRESH PAINT throughout the entire house provides a blank canvas for your inspired décor to make it truly your home. You have the option in the Mother-in-law (illegal) suite in the basement if you want a MORTGAGE HELPER. Add in recent maintenance items: HAIL RESISTANT ROOF (2020) and Hot Water Tank (2022) which will give you peace of mind that they don't need to be worried about for years to come. K-12 schools are convenient (4-8 mins) as well as commuting bus stop 1 min away, and LRT (4 mins). The great outdoors are at your fingertips: FISH CREEK PARK (8 mins), 1 min walk to walking/biking paths w/ POND, or a quick day trip to Kananaskis & mountains (1 hr). Shopping, groceries, restaurants, 24 HOUR GYM, and entertainment (3-5 mins). Don't miss out on this IMMACULATE HOME that is ready for your family!

Built in 2006

### Essential Information

MLS® #	A2188073
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,143
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status Active

### Community Information

Address 58 Silverado Range Heights Sw  
Subdivision Silverado  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2X 0B5

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached, 220 Volt Wiring, Concrete Driveway, Front Drive, In Garage Electric Vehicle Charging Station(s), Garage Faces Front, Insulated, Side By Side  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Laminate Counters  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Suite

### Exterior

Exterior Features BBQ gas line, Private Yard, Storage  
Lot Description Back Yard, Level, Rectangular Lot, Few Trees, Interior Lot, Lawn  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed	January 16th, 2025
Days on Market	56
Zoning	R-2M
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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