

# \$614,888 - 44 Silverado Range Close Sw, Calgary

MLS® #A2232351

## \$614,888

4 Bedroom, 3.00 Bathroom, 1,372 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

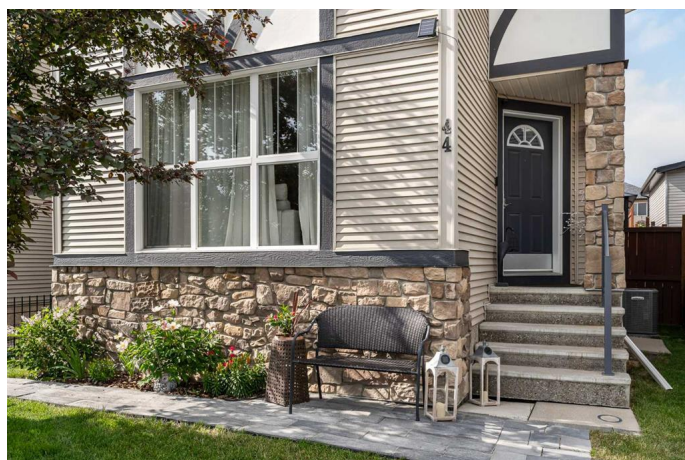
This completely renovated, almost 2,000 sq.ft of leaving space house is located in secure and desirable SW community of Silverado. Renovations and improvements over the last three years are empressive and include: new roof shingles; Attic fiberglass insulation R50; new 50 gal Rheem water tank; new high-efficiency Lennox furnace ; new A/C Lennox ; waterproof luxury vinyl plank flooring throughout the house; freshly painted; new toilets; newer all appliances; replaced master bedroom window. And the list go on to the yard, you will enjoy new gazebo and professional landscape, outdoor smart LED lights and you new six-person hot tub. This four bedrooms, 2,5 bathroom , Central Air Conditioning, fully professionally finished basement, double garage, amazing, private back yard, home is located close to the K-12 School, local shopping, restaurants and parks.

Just move in and Enjoy the Summer !

Built in 2007

## Essential Information

MLS® #	A2232351
Price	\$614,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,372



Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Silverado Range Close Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0C3

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	MaxWell Capital Realty
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