

# **\$579,900 - 48 Silverado Range Close Sw, Calgary**

MLS® #A2250352

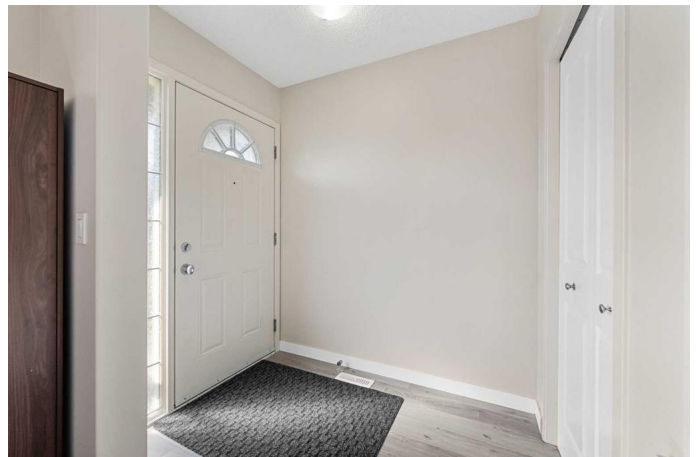
**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,340 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

Welcome to this immaculate 3-bedroom, 2.5-bathroom home with almost 1900 square feet of living space located in the community of Silverado. Meticulously maintained and move-in ready, this residence blends modern updates with a family-friendly layout. Brand new upgraded laminate flooring was installed just a few days before listing, and many appliances have been replaced within the last three years, ensuring peace of mind for years to come. The home features a bright, open-concept living space and a modern kitchen with a well designed work triangle. The spacious master bedroom has plenty of closet space plus a four piece ensuite bath. Two more bedrooms and a main four piece bath round out the second floor. The fully finished basement offers extra living area for office space and lounging/tv watching. Outside, you'll enjoy a huge covered deck perfect for year-round entertaining and relaxation, as well as an oversized double detached garage offering ample storage and parking. There are three schools in the vicinity - HOLY CHILD K-9 is a 500 meter walk/2 minute drive, SILVERADO FRANCOPHONE ELEMENTARY K-12 is a 250 meter walk/1 minute drive, and RON SOUTHERN SCHOOL (CBE) K-6 is a short 4 minute drive. SILVERADO is well known as a family friendly community offering easy access to parks, schools, and numerous community amenities. SILVERADO also boasts dedicated Calgary Transit service directly to the Somerset station



offering rapid service to Bishop O'Byrne Senior High School! Donâ€™t miss the opportunity to make this your next homeâ€™contact us today to schedule a private showing.

Built in 2006

### Essential Information

MLS® #	A2250352
Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	48 Silverado Range Close Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0C3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Gentle Sloping
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 23rd, 2025
Days on Market	24
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.