

# \$829,999 - 161 Silverado Range Cove Sw, Calgary

MLS® #A2229242

**\$829,999**

4 Bedroom, 4.00 Bathroom, 2,025 sqft

Residential on 0.10 Acres

Silverado, Calgary, Alberta

## LOCATION, LUXURY & LIFESTYLE IN SILVERADO

Welcome to your dream home in the heart of Calgary! Nestled in a quiet cul-de-sac and backing onto a beautiful greenbelt with a scenic pond and walking trails, this conventional walkout lot offers the perfect balance of nature and convenience. This spacious and well-upgraded 4-bedroom, 3.5-bathroom home features over 2,800 sq. ft. of beautifully developed living space (2,025 sq. ft. above grade + 800 sq. ft. walkout basement). Thoughtfully designed with a great floor plan and high-end finishes throughout, it's ideal for families and entertainers alike. Main Floor Highlights: Formal dining room and open-concept living space. Cozy gas fireplace, gleaming hardwood and tile floors. Gourmet kitchen with maple cabinetry, walk-through pantry, and modern quartz countertops. Bright and spacious breakfast nook with access to a massive vinyl-decked patio with aluminum railings—perfect for morning coffees or evening sunsets overlooking the park and pond. Upper Level: an extra-large bonus room full of natural light. Spacious primary suite with walk-in closet and a luxurious en-suite. Two additional generously sized bedrooms with a stylish full bath featuring quartz counters. Fully Developed Walkout Basement: Professionally finished with a large entertainment room, high-efficiency gas fireplace, 4th bedroom, and full bath. DRICORE flooring system adds



warmth and comfortâ€”ideal for cozy winter evenings.

Additional features include a double attached garage, fully fenced and landscaped backyard, and all stainless steel/black appliances + custom blinds included. Conveniently located near top-rated schools, shopping, the South Health Campus, YMCA, transit, and LRTâ€”this home truly has it all. Wonderful opportunity to live in a move-in-ready home that offers tranquility, style, and access to everything you need.

Built in 2007

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229242    |
| Price          | \$829,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,025       |
| Acres          | 0.10        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 161 Silverado Range Cove Sw |
| Subdivision | Silverado                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2X0E1                      |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer     |
| Heating           | Electric, Fireplace(s), Forced Air, Natural Gas                              |
| Cooling           | Wall Unit(s)   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Garden, Private Yard |
| Lot Description   | Other                         |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding                  |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 77             |
| Zoning         | R-G            |
| HOA Fees       | 200            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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