

\$599,500 - 240 Silverado Range Heights Sw, Calgary

MLS® #A2252461

\$599,500

5 Bedroom, 3.00 Bathroom, 1,736 sqft
Residential on 0.08 Acres

Silverado, Calgary, Alberta

Open house Sat Aug 30th 130-330p .
Welcome to this spectacular semi detached home in the heart of Silverado! Backing serene west and just steps from the natural wetland ponds, this property is a true gem. Offering over 2,300 sq. ft. of developed living space, this home boasts 5 bedrooms, 3.5 bathrooms, a fully finished basement, plenty of room for family, guests, or even a home office. The main floor greets you with a bright open foyer and a spacious open-concept design perfect for everyday living or entertaining. The living room is anchored by a cozy gas fireplace and large windows, filling the space with natural sunlight. Overlooking it all is the well appointed kitchen, complete with ample cabinetry, granite countertops, gas cooking, stainless steel appliances, and a large island with seating. Enjoy your meals in the dining area while taking in peaceful views of mature Aspen trees and lush fully fenced yard.. Also on the main floor is a convenient half bathroom and a laundry/mud room located just off the attached double garage. Upstairs, the home delivers both comfort and versatility. The primary suite easily fits a king sized bed, with a private 4 piece ensuite and a spacious walk in closet overlooking the west backyard. Three additional bedrooms share a full bathroom, or house to use the 4th bedroom to a grand bonus room with vaulted ceilings and oversized windows which is the perfect retreat for family movie nights, a playroom, or a second office. The fully finished basement



adds even more value with a fifth bedroom, rough-in for future bathroom, a generous recreation room ideal for entertaining, overnight guests, or a growing family. Step outside to enjoy your sunny west facing yard with a refinished deck, mature trees that provide natural privacy, and is the ideal setting to host friends or family. Living in Silverado means being only minutes from the new Costco, Silverado Shopping Centre, Spruce Meadows, Shawnessy amenities, the C-Train, schools, library, and the newly opened SW Ring Road for quick access around the city. This beautiful 2 storey home has it all! A must to see for space, style, and a prime location. Call or text today to book your private showing!

Built in 2006

Essential Information

MLS® #	A2252461
Price	\$599,500
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,736
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	240 Silverado Range Heights Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 0B8

Amenities

Amenities Other, Park
Parking Spaces 6
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Lighting, Storage
Lot Description Back Yard, City Lot, Few Trees, Front Yard, Private, Rectangular Lot, Yard Drainage
Roof Asphalt Shingle
Construction Mixed
Foundation Poured Concrete

Additional Information

Date Listed August 29th, 2025
Days on Market 8
Zoning R-2M
HOA Fees 210
HOA Fees Freq. ANN

Listing Details

Listing Office MaxWell Capital Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.