

**74 Silverado Range Heights SW
Calgary, Alberta**

MLS # A2179107



\$659,000

Division:	Silverado		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,983 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this beautifully custom designed bohemian-modern family home in Silverado that encompasses 1983 sq feet of living space along with 3 bedrooms and 2.5 bathrooms. This magnificent home has been renovated to suit a fresh and youthful design while maximizing the layout. As you enter your new home, you are immediately greeted by a dark and moody lounge space with Graffito print drapery which creates an ambiance of sophistication and coziness while contrasting against the brightness of the main floor, and the upgraded engineered hardwood with an oiled finish throughout. The timeless kitchen renovation offers high-end KitchenAid appliances, Mont Blanc quartz counter tops, custom two-tone white-and-grey cabinetry and beautiful island pendants. In addition, reclaimed timber floating shelves and herringbone patterned subway tiles were added to tastefully pair to the white glazed brick fireplace with a reclaimed timber mantle in the living room. The upgraded open floor plan flows seamlessly between the dining room with an Oakton chandelier and the living room which offers plenty of natural light. The sliding glass doors off the dining room lead to the expansive composite deck (2023) and the sizeable backyard oasis for entertaining. The main floor also offers an elegant 2-piece powder room with designer wallpaper and a gold mirror. Off the powder room is the laundry room and direct access to the attached double car garage. Upstairs offers an elegant and spacious bonus room with custom drapery, 3 bedrooms and an updated 4-piece bathroom. The spare bedroom off the bonus room is beautiful decorated and includes custom drapery while the second bedroom is perfect for guests or addition family members. The primary bedroom is expansive and offers a 4-piece bathroom and walk-in closet. This home has been meticulously

maintained and has a newer hot water tank (2020), air conditioner (2014) and additional soundproofing. The undeveloped basement is also ideal for storage or future development. The community of Silverado has stunning landscapes, parks, schools, local amenities including Spruce Meadows and provides easy access to several major roadways. Your new home will also be walking distance to the playground, walking paths, retail shops, restaurants and Sobeys. Book your private showing today.