

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

MLS # A2181279



\$609,900

Division:	Silverado		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,854 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Play Structure, Alarm, Deep Freezer

Discover the perfect blend of space, style, and value in this charming semi-detached home nestled on a peaceful street in desirable Silverado. Thoughtfully designed with your family in mind, this property offers 3 bedrooms, 2.5 bathrooms, a double attached garage, and a sunny, fully landscaped west-facing backyard—perfect for enjoying sunsets or entertaining guests. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with vaulted ceilings, a private ensuite featuring double sinks, a relaxing soaker tub, and a separate shower. Two additional bedrooms and a full bathroom complete the upper level, providing plenty of space for family or guests. The main level boasts 9-foot ceilings and an open-concept layout that creates a bright and airy atmosphere. The kitchen, complete with rich maple cabinetry and an inviting eating bar, flows seamlessly into the dining area and cozy living room, anchored by a gas fireplace. This thoughtful design makes entertaining or family time a breeze. A convenient main-floor laundry area and half bathroom round out the space. The unfinished lower level offers incredible potential for customization—whether you envision a home gym, media room, or additional living space. Step outside to enjoy your private, fully fenced backyard with west-facing exposure. Beautifully landscaped and ready for summer BBQs or peaceful afternoons, this outdoor retreat is a rare find. With its prime location, family-friendly layout, and unbeatable features, this home is an incredible opportunity in today's market. Don't miss your chance to make it yours—schedule your showing today!