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444 Silverado Range Place SW Calgary, Alberta

MLS # A2256895



\$719,900

Silverado

Туре:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	1,793 sq.ft.	Age:	2007 (18 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.09 Acre				
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul				

Forced Air	Water:	-
Carpet, Ceramic Tile, Hardwood	Sewer:	-
Asphalt Shingle	Condo Fee:	-
Finished, Full, Walk-Out To Grade	LLD:	-
Brick, Vinyl Siding	Zoning:	R-2M
Poured Concrete	Utilities:	-
	Carpet, Ceramic Tile, Hardwood Asphalt Shingle Finished, Full, Walk-Out To Grade Brick, Vinyl Siding	Carpet, Ceramic Tile, Hardwood Asphalt Shingle Condo Fee: Finished, Full, Walk-Out To Grade Brick, Vinyl Siding Sewer: Condo Fee: LLD: Zoning:

Division:

Features: See Remarks

Inclusions: Refrigerator downstairs, bbq, Ring doorbell camera,

Welcome to 444 Silverado Range Place SW, a stunning family home set on a quiet cul-de-sac in the heart of Silverado. The front porch makes an immediate impression, opening to 9-foot ceilings, walnut hardwood floors, and a bright front office with French doors. At the heart of the main level, a custom travertine fireplace adds character, while oversized windows capture sweeping views of Silverado's most scenic green space. The kitchen is both functional and elegant, featuring granite countertops, a large island, corner pantry, new appliances, and under-cabinet lighting. The dining area opens to an oversized patio with glass panel railing, a convenient BBQ nook tucked around the corner, and unobstructed south-facing backyard views. Upstairs, teardrop wrought iron railing and plush carpet lead you to a comfortable family room filled with natural light. Two spacious bedrooms, each with large closets, provide ample room for family or guests. The primary suite is a true retreat, featuring a walk-in closet and a spa-inspired en-suite with an oversized soaker tub, a separate shower, a private toilet room, and dual vessel vanity sinks—all while capturing the most spectacular views of &Idquo;Silverado Pond" right from your bedroom. The fully developed walkout basement continues the tour with upgraded finishings, a second gas fireplace, an additional bedroom, bathroom, and direct access to the landscaped yard, complete with a mature pear tree and irrigation system. This home is filled with thoughtful upgrades, including custom Hunter Douglas blinds, designer light fixtures, a heated garage with epoxy flooring, central A/C, central vac, dual-zone climate control with a separate furnace for the basement, a water softener, and fresh paint throughout. A new roof and siding (2023) and a hot water tank (2022) provide peace of

mind for years to come. Backing directly onto a green space with parks, pathways, and one of Silverado's most picturesque ponds, this home combines comfort, craftsmanship, and truly an unbeatable location.