

**161 Silverado Range Cove SW**  
**Calgary, Alberta**

**MLS # A2289242**



**\$779,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Silverado                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,035 sq.ft.                                                              | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Front Drive, Garage Door Open |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De  |               |                   |

|                    |                                                                                                                                                                                  |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                                                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                              |                   |     |

Welcome to this exceptional 2-storey walkout, perfectly situated on a quiet cul-de-sac and backing onto a serene walking path, green space, and picturesque pond. Located on a traditional lot with space on both sides (not a zero-lot-line property), this home offers privacy, room to grow, and over 2,800 sq. ft. of developed living space with immaculate pride of ownership. Inside, you're greeted by gleaming hardwood floors, 9-ft ceilings, fresh paint, and an open-concept layout. The main level features a formal dining room and a bright living room with a cozy corner gas fireplace. Large windows capture tranquil views of the pond, bringing in an abundance of natural light. The beautifully updated kitchen is a chef's dream, with a large center island topped in quartz, stainless steel appliances, maple cabinetry, a corner pantry, and a spacious bumped-out eating nook. Step through the patio doors onto a massive full-length deck with aluminum railing, perfect for morning coffee or evening sunsets, all while enjoying exceptional privacy. Upstairs, you'll find a generous bonus room, a luxurious primary retreat with a walk-in closet and full ensuite, plus two additional bedrooms and another full bathroom. The fully finished walkout basement is designed for comfort and durability, featuring a premium Dricore subfloor system that provides a moisture barrier, insulation, and added warmth underfoot. The lower level includes a large rec/family/games area, a wet bar, a second cozy fireplace, a fourth bedroom, and a full bathroom—perfect for guests or extended family. Outside, enjoy a spacious, beautifully landscaped backyard with a storage shed, plus an oversized double attached garage. Ideally located close to schools, transit, amenities, and the South Health Campus, this home combines style, comfort, and convenience. This property truly shows

spectacular&mdash;don&rsquo;t miss your chance to view it!