



58 Silverado Range Heights Calgary Alberta

\$649,900

OPEN HOUSE: SUNDAY, MARCH 2, FROM 2 PM TO 4 PM ***HUGE PRICE IMPROVEMENT* IMMEDIATE POSSESSION** is available in this MOVE-IN-READY home boasting over 3,000 sq ft of total living space where thoughtful FORWARD LOOKING UPGRADES were made to achieve ultimate comfort and to fit your lifestyle! Imagine coming home and parking in your insulated double garage, plugging in your Electric Vehicle into your in-home 220V outlet, you're glad you can easily add a garage heater if needed (gas line roughed in). You and your family are COST-EFFICIENT people, but Calgary winters can get cold! To help save on heating costs, UPGRADED R-50 ATTIC INSULATION was blown in, and uncommonly even the basement floor is insulated, so that no matter where you are in your home you can stay warm while being proud of the long-term savings. The OPEN CONCEPT kitchen/living/dining space is perfect for entertaining, made cozy with the stylish 3-way fireplace feature, and allowing for different future options. The GAS STOVE is already installed, but is roughed in with 220V outlet in case you want to go electric later, similar to the GAS DRYER w/ vent pipe also has outlet for electric. In your large backyard, there are options for creating your ideal outdoor living space. Picture you and your family firing up the BBQ w/ gas line, patio set on the LOW-MAINTENANCE CONCRETE DECK (which is already roughed in for a 60 amp hot tub). The trees keep the backyard private, and the finished STORAGE SHED with electrical helps to keep your yard neat and organized. If you have kids or pets, you'll love that the upper floor has new durable LUXURY VINYL PLANK throughout, and the only carpet is in the basement. FRESH PAINT throughout the entire house provides a blank canvas for your inspired decor to make it truly your home. You have the option in the Mother-in-law (illegal) suite in the basement if you want a MORTG...

Bedroom 13.42 Ft x 11.58 Ft

Kitchen 4.58 Ft x 9.92 Ft

Recreational, Games room 23.92 Ft x 22.25 Ft

4pc Bathroom 6.75 Ft x 9.50 Ft

Furnace 8.58 Ft x 14.25 Ft

Foyer 7.50 Ft x 11.92 Ft

2pc Bathroom 8.25 Ft x 3.10 Ft

Laundry room 8.83 Ft x 10.75 Ft

Primary Bedroom 14.67 Ft x 16.00 Ft

5pc Bathroom 8.42 Ft x 12.58 Ft

Bedroom 11.17 Ft x 11.42 Ft

Bedroom 10.17 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.liveinnercity.com/>



See

Mirror

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Living room 16.25 Ft x 15.92 Ft
Dining room 12.50 Ft x 9.58 Ft
Kitchen 8.92 Ft x 4.83 Ft

Family room 18.17 Ft x 16.25 Ft
4pc Bathroom 6.58 Ft x 7.75 Ft