



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**85 Silverado Skies Crescent SW**  
**Calgary, Alberta**

**MLS # A2227123**



**\$687,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,075 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Finished, 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>	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this FULLY FINISHED, beautifully maintained two-storey home in the heart of family-friendly Silverado, just a short WALK from HOLY CHILD SCHOOL and the COMMUNITY GARDENS. This 5 BEDROOM, 3.5 BATH home offers the perfect blend of comfort, functionality, and style. UPSTAIRS, you'll find 4 SPACIOUS BEDROOMS plus a versatile BONUS ROOM &mdash; perfect for a play area, media zone, or study nook. The shared 4PC BATH features elegant TILE flooring and GRANITE counters. The PRIMARY BEDROOM offers a WALK THROUGH and WALK-IN CLOSETS, with a BUILT-IN CLOSET ORGANIZER. The luxurious 5 PC ENSUITE includes DOUBLE GLASS VESSEL SINKS, GRANITE countertops, TILE flooring, a corner SOAKER TUB, and a separate OVERSIZED SHOWER. On the main floor, enjoy RICH HARDWOOD FLOORING, a cozy GAS FIREPLACE with STYLISH WHITE TILE WAINSCOTTING, and an open-concept layout ideal for entertaining. The front DEN/FLEX SPACE offers work-from-home or hobby options. The kitchen features RICH WOOD CABINETRY, a mosaic TILE BACKSPLASH, and striking LEATHER-FINISH GRANITE counters, with a CORNER PANTRY, and island for additional seating. PATIO DOORS off the dining area lead to the EAST-FACING DECK, perfect for morning coffee and summer dinners, with room for a GAZEBO FOR ADDED PRIVACY. A 2-piece powder room and convenient MAIN FLOOR LAUNDRY complete this level. Downstairs, the FULLY FINISHED BASEMENT boasts a sprawling rec/family room WIRED FOR SOUND AND PROJECTION &mdash; the ultimate home theatre or games area. The 5TH BEDROOM INCLUDES A PRIVATE 3PC ENSUITE, ideal for guests or a teen retreat. Additional highlights include a double attached garage, quiet streets,

wonderful neighbors, and quick access to Stoney Trail for an easy commute. Don't miss this incredible opportunity to own a move-in-ready home in one of South Calgary's most desirable communities!