



**GRASSROOTS**  
REALTY GROUP

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**68 Silverado Skies Link SW**  
**Calgary, Alberta**

**MLS # A2240870**



**\$534,800**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** AC Unit

**\*NO CONDO FEES\*** Come and see this open concept layout, air conditioned home that is perfect for young children or pets with 1800+ TOTAL SQFT, NO CONDO FEES and a FULLY FENCED PRIVATE BACKYARD. Other key items include a DETACHED DOUBLE CAR GARAGE and a NEW ROOF (2021). As soon as you enter the front door you will love the open layout featuring a cozy living room that showcases hardwood flooring and a large front window, flooding the space with natural light all throughout the day. Moving past the living room area you will encounter a modern kitchen with stainless steel appliances, quartz countertops, a large central island, and ample cabinetry. A convenient 2-piece powder room, stylish backdoor entryway, and direct access to the backyard deck complete this thoughtfully designed main floor. Upstairs you'll find a rare double primary bedroom layout ideal for families, guests, or roommates. Both generously sized bedrooms feature THEIR OWN FULL ENSUITE BATHROOMS and SPACIOUS WALK-IN CLOSETS in each bedroom. The developed basement offers a versatile and comfortable retreat, perfect for relaxing or working from home. A spacious basement living space provides the ideal spot for movie nights or family lounging, while a dedicated home office or potential bedroom adds functional flexibility. You'll also find a laundry area with front-load appliances and additional space for storage or folding. Plus, the basement includes a roughed-in full bathroom, ready for your finishing touches to add even more value and convenience. As you head outside you will love your deck, yard, and double detached garage! This home is conveniently located within 10 minutes of restaurants, shopping, schools (elementary, junior high, high school & soon to be French immersion ), transit, C-Train, and hospitals as well as easy

access to Macleod and Stoney trails. Book your showing now so that you don't miss out on this beautiful home. **\*SEE THE 3D TOUR LINKED IN THE LISTING TO TOUR THE PROPERTY RIGHT NOW!\***