



GRASSROOTS
REALTY GROUP

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**2408, 155 Silverado Skies Link SW
Calgary, Alberta**

MLS # A2247573



\$429,900

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,363 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: na

Beautiful 3-bedroom townhouse in the charming community of Silverado, offering an inviting open floor plan perfect for modern living. The well-appointed kitchen features white cabinetry, a functional island, and ample counter space. A distinct eating area, separate from the main living space, provides a wonderful setting for family dinners or lively entertaining. The spacious living room spans the entire rear of the home, offering direct access to a private patio — perfect for outdoor relaxation. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a 4-piece ensuite, as well as an additional 4-piece main bath for the kids or guests to use. The undeveloped basement presents a fantastic opportunity for future customization, with laundry conveniently located there. This home also boasts a single attached garage. The location is truly exceptional, take advantage of the COMMUNITY GARDEN or hit a ball at the nearby baseball diamond across the street. Walk or bike through nearby trails & if you need more nature for those energetic kids, Fish Creek Provincial Park & the Bow River. Schools are plentiful with Public, Catholic & Private (K-12) options within a very short distance. Coming SEPTEMBER 2025: a brand NEW SILVERADO Francophone School (French K-12) Sobeys (4 min), Walmart, Co-op, Superstore (6min) & Costco (10 min). Spoil yourself at Southcentre Mall (10 min), or stay active at YMCA, Boulderling, F45 & more (8 min). QUICK ACCESS to Stoney Trail (2 min), Macleod Trail (6 min), & 2 nearby LRT STATIONS with free parking stalls makes commuting effortless. Enjoy weekend fun at SPRUCE MEADOWS (4 min) for concerts, horse shows & seasonal festivals!