



GRASSROOTS
REALTY GROUP

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70 Silverado Skies Crescent SW
Calgary, Alberta

MLS # A2249758



\$649,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,802 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Pie Shaped		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bathroom Rough-in, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Priced to Sell! Welcome to this well-maintained 2-storey home with a double attached garage, located in the desirable community of Silverado. Set on a large west-facing lot, this home offers an ideal blend of comfort, functionality, and space for a growing family. The main floor features a well-appointed open-concept layout with a bright living room, complete with a corner gas fireplace, perfect for cozy evenings. The kitchen overlooks the living area and comes equipped with newer appliances, ample cabinetry, and a walk-through pantry for added convenience. Step outside onto the covered back deck, finished with maintenance-free vinyl decking, and enjoy the privacy of your sunny west-facing backyard – ideal for entertaining or relaxing. Upstairs, you’ll find a spacious bonus room, three generously sized bedrooms, and two full bathrooms, along with a convenient laundry room. The primary bedroom includes a 4-piece en suite and a walk-in closet, offering a perfect retreat at the end of the day. The unspoiled basement is ready for your personal touch, featuring rough-in plumbing and two large windows, offering great potential for future development. Recent updates include asphalt shingles and two new sidings (2022), a high-efficiency furnace (2022), hot water tank (2018), and a new stove (2025), providing peace of mind and long-term value. Located close to schools, parks, and pathways, this home is perfectly situated for families seeking both convenience and community. Don’t miss out on this fantastic opportunity in one of Calgary’s most sought-after neighbourhoods. Please click the Virtual Tour for more detail!