



**GRASSROOTS**  
REALTY GROUP

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**57 Silverado Skies Drive SW**  
**Calgary, Alberta**

**MLS # A2251846**



**\$699,998**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,027 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, High Ceilings

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** None

OPEN HOUSE SATURDAY SEPT 20 from 2-4 PM | From the moment you walk in, this home impresses with its soaring ceilings, bright open layout, hardwood and tile flooring on main level, A/C, beautifully refreshed with a new roof (2022), fresh paint, and modern light fixtures. A versatile front office/den sets the stage for work or formal dining, while the welcoming living room, with its cozy gas fireplace and expansive windows, creates the perfect space to relax or entertain. The chef's kitchen is a true highlight, featuring a large island, breakfast bar, corner pantry, brand new appliances, timeless granite countertops throughout, and a sunny nook that floods the space with natural light from the south-facing backyard. A stylish 2-piece powder room completes the main floor. Upstairs, a spacious bonus room offers endless possibilities—media lounge, kids' play space, or quiet retreat. The private primary suite includes a 4 piece ensuite, while two additional bedrooms share a full bath. Outdoor living is easy with the low-maintenance landscaping. The new full-width deck perfectly set for summer evenings. Perennial flowers add charm, while alley access provides extra parking convenience. Situated in one of Calgary's most desirable communities, this home combines style with unbeatable convenience. You're just minutes from Stoney Trail, Deerfoot Trail, MacLeod Trail, the South Health Campus, and the LRT. Daily shopping is a breeze with Sobey's, Shoppers Drug Mart, Anytime Fitness, and dining options nearby, while Shawnessy Shopping Centre—only 7 minutes away—offers Superstore, Safeway, Walmart, Home Depot, restaurants, theatres, YMCA, and Cardel Rec Centre. Families will love the easy walking distance to schools, playgrounds, and scenic pathways. Move-in ready and designed for comfort, it's a

home you can truly enjoy from day one.