



GRASSROOTS
REALTY GROUP

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136 Silverado Skies Manor SW
Calgary, Alberta

MLS # A2260779



\$699,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,554 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bidet, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Step inside a home that captures both comfort and style. Each day begins and ends with breathtaking views of the sunrise and sunset, right from your own backyard. The main floor features a welcoming foyer with soaring open-to-above ceilings, a versatile office/den, and a spacious great room anchored by a warm gas fireplace. The dining area flows seamlessly into the kitchen, where you'll find granite countertops, ample cabinetry, a center island with breakfast bar seating, and sleek stainless steel appliances. A convenient powder room completes this level. Upstairs, natural light fills the open bonus room, perfect for family gatherings or relaxation. The upper floor also offers three bedrooms and two full bathrooms, including a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. For added ease, the laundry room is also located on this level. The basement is already framed, providing the perfect opportunity to customize and finish to your taste. Outside, enjoy the fully finished double attached garage, a two-tiered deck designed for outdoor living, and sweeping views you'll never tire of. Don't miss out!