



GRASSROOTS
REALTY GROUP

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106 SILVERADO SKIES Drive SW
Calgary, Alberta

MLS # A2274509



\$749,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,139 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)

Inclusions: Hot tub, Shed, Venetian Blinds, Pergola, A/C Unit, 2 Garage Remotes, Alarm System, TV in basement with floating shelf, Storage shed, 4 Ceiling Fans

INCREDIBLE VALUE for the \$\$\$\$. THIS HOUSE is IMMACULATE + is FULL of UPGRADES!! This AIR-CONDITIONED, 2 Storey Home has 2,939 Sq Ft of DEVELOPED SPACE, 4 Bedrooms, 3.5 Bathrooms, an ATTACHED DOUBLE GARAGE, a 27' x 16' Deck w/a HOT TUB, on a 4,524 Sq Ft LOT in the SOUGHT-AFTER Community of SILVERADO!! INCREDIBLE Curb Appeal w/Low Maintenance Landscaping + DURABLE HARDIE BOARD SIDING. The Front Porch INVITES you in where you are met w/ 9' Ceilings, NEUTRAL Colour Tones, RICH HARDWOOD Flooring, + LARGE Windows throughout allowing in NATURAL LIGHT. A Den at the front can be converted into a FORMAL Dining Room, or used as a HOME OFFICE, making Working From Home a BREEZE!! Heading into the OPEN CONCEPT Floor Plan is the Kitchen, Dining, + Living Room area, making it easy to ENTERTAIN when guests are over. The SLEEK Kitchen has WHITE Cabinetry, SS Appliances incl/ELECTRIC STOVE, a Tiled Backsplash, a WALK-THROUGH Corner Pantry, a LARGE ISLAND w/GRANITE Countertops incl/Breakfast Bar for those On-The-Go Meals. The Dining Room is PERFECT for those meals around the table w/FAMILY, + FRIENDS as you share laughter, + make memories. The door leads to the expansive BACK DECK. The Living Room has a tiled CORNER GAS Fireplace w/a mantle, making this area WARM + COZY. You can put your feet up after a long day or wrap yourself in a blanket while reading a book. There is an UPDATED 2 pc Bathroom, + a MUD Room w/Closet + Laundry that leads out to the Garage. Going up the carpeted stairs is the SPACIOUS Bonus Room w/2 LARGE Windows. There is a 4 pc Bathroom w/Soaker Tub, the 2nd, + 3rd GOOD-SIZED Bedrooms, which can also be used as an additional

Home Office or Hobby Room. The Primary Bedroom is a RELAXING RETREAT that has a 5 pc EN-SUITE incl/Standing Glass Shower, a Soaker Tub, + Dual Sinks, w/a LARGE WALK-IN. Heading down to the FULLY FINISHED Basement is the LARGE 4th Bedroom, PERFECT for a teenager or guest, w/a LARGE Walk-in Closet, + a 3 pc Bathroom w/IN-FLOOR HEATING. 2 FLEX SPACES make the Basement an IDEAL place for an AT-HOME GYM, a PLAYROOM for the kids, or an ADDITIONAL Living Room for Movie Lovers. NOTEABLE UPGRADES: UV Germicidal Air Purifier, FURNACE (inspected in 2025), Washer & Dryer (2025), New Roof (2024), Dishwasher (2023), Hardie Board Siding (2021), New Deck (2020), Fridge (2019), Garage Door (2018). The North Backyard is a quiet RETREAT w/Private Deck to LOUNGE w/morning coffee, evening sun, or have a BBQ. Enjoy the HOT TUB w/added Privacy Screens + Pergola. The QUIET Community of SILVERADO has over 150 ACRES of PATHWAYS for Walking/Bike/Trail Riding + 80 ACRES of Natural Reserve + Wetlands. Silverado is home to 2 SCHOOLS, a PRESCHOOL + a CONVENIENT Shopping Centre + NEARBY Shawnessy Shopping + MORE. FAST ACCESS to LRT/Bus Transit System, Stoney Trail, + Macleod Trail. You can walk to the WORLD-RENOWNED SPRUCE MEADOWS!! This REMARKABLE Property presents a lifestyle of comfort, luxury, and endless possibilities. Don't miss your chance to call this PLACE HOME!!