



GRASSROOTS
REALTY GROUP

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**2501, 155 Silverado Skies Link SW
Calgary, Alberta**

MLS # A2274958



\$495,000

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,355 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Garden, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 396
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)

Inclusions: Desk & shelving in upstairs bedroom, breakfast bar chairs

4 BEDROOM , 3.5 BATHROOMS, END UNIT, ATTACHED GARAGE. Come & discover this well taken care of comfortable home, hitting the market for the first time in Silver Sky Court, Silverado! Hardwood floors throughout the main floor. Spacious living room with built-in window bench. Cupboard & counter space galore in the kitchen. Lighted pantry. 2pc bathroom with pocket door. Stacked laundry complete with overflow collection pan & drain provides peace of mind protection. Upstairs has primary bedroom with 4pc ensuite bathroom & large walk-in closet with window. 2 more bedrooms & additional 4pc bathroom complete the top floor. The builder developed highly functional basement was carefully constructed to maximize comfort & tranquility. Sound dampening measures were taken using sound bar, double drywall & sound insulation throughout the ceiling. The party wall with the adjoining unit was also constructed with sound insulation going above & beyond code. Plenty of storage options. High efficiency furnace. Central vacuum & attachments. Attached insulated & drywalled garage can be heated for the cold winter months. Additional parking options with the concrete driveway outside of the garage plus street parking out front. Multiple schools, grocery, shopping, Stoney Trail, Spruce Meadows, all close by.