



**38 Silverado Skies Crescent
Calgary, Alberta**

MLS # A2298012



\$799,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this large two-storey family home in the sought-after community of Silverado, offering a perfect blend of comfort, space, and functionality. Step inside to a bright and inviting main floor featuring rich hardwood flooring, large windows, and a thoughtful layout designed for everyday living and entertaining. The spacious living room is anchored by a stunning double-sided fireplace that flows seamlessly into a versatile bonus room—ideal as a family lounge, playroom, or home office. The chef-inspired kitchen boasts granite countertops, a large central island, electric cooktop, built-in oven, and a convenient walk-through pantry, all complemented by ample cabinetry and storage. Upstairs, you’ll find three generously sized bedrooms, including a well-appointed primary retreat, an additional bonus room and full bathroom plus dedicated office space—perfect for growing families or those working from home. The fully finished basement expands your living space with high ceilings, a cozy fireplace, a large bedroom with a connecting bathroom, laundry room with sink and abundant storage options. Enjoy the sunny south-facing, fully fenced backyard, complete with a deck and mature trees. Freshly painted and move-in ready, this home also features a double attached garage and was designed to meet the needs of modern family living for those looking to be in the incredible community of Silverado- with multiple schools nearby and great access to major shopping and traffic routes.