



**1301, 155 Silverado Skies Link SW
Calgary, Alberta**

MLS # A2298328



\$429,900

Division:	Silverado		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Landscaped		

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

Inclusions: window blinds

Discover the perfect blend of modern comfort and small-town charm in this stunning townhouse, ideally situated in the family-friendly community of Silverado. This modern townhouse offers an exceptional lifestyle, perfectly blending comfort with unmatched convenience. The main floor features a bright and airy open concept living space, ideal for both daily life and entertaining guests. In the kitchen, you will find thoughtful recent upgrades, including a newly installed refrigerator and microwave hood fan, while the laundry area is complete with a brand-new washer and dryer. Upstairs, the home provides three spacious bedrooms that offer a peaceful retreat for every member of the family. The basement remains an open canvas, ready to be developed to your exact liking, whether you envision a home office, a gym, or extra guest space. Parking is a breeze with your private one car garage and additional driveway space. Living here means having everything you need just minutes away. For your daily essentials, Sobeys Silverado is only 1.6 km away, and major retailers like London Drugs and Walmart Supercentre are just a 5 to 6 minute drive from your door. Food lovers will enjoy being near local favorites like Holy Grill, Kung Fu Restaurant, and Church's Texas Chicken. If you enjoy a morning coffee or a weekend stroll, you are perfectly situated near Cafe; Foxtrot at Spruce Meadows and the scenic Silverado Pond, which is only a 3-minute drive away. The location is a dream for commuters and active families alike. You are steps away from the nearest bus stop and just 6 minutes from the Somerset-Bridlewood LRT station. Top-tier schools are nearby, including Ron Southern School, Samuel W. Shaw School, and Centennial High School. With quick access to the South Calgary Health Centre and local emergency services, this home truly offers the security and convenience your

family deserves. Don't miss out on the opportunity to own this beautiful home in one of South Calgary's most sought after communities!