



**1004, 155 Silverado Skies Link SW
Calgary, Alberta**

MLS # A2136541



\$475,000

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	2 Storey, Side by Side		
Size:	1,324 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Off Street, On Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (PRE 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: N/A

You're going to fall in love with this beautiful and affordable three level townhouse nestled in the peaceful and friendly community of Silverado! The home. You are welcomed by a spacious foyer with immediate access to the attached, single garage, half bath & dining area. Walking through the bright & open main floor, the beautiful kitchen, fashioned with expansive cabinetry & counter space, a large pantry and stainless steel appliances, invites you in. The kitchen opens into the main living area, allowing for a natural transition between homely activities and entertaining. The living area is accompanied by large, vertical windows, open space and a warm fireplace for those colder, Calgarian nights! There is lots of space; a clean slate to work with. Following up the stairs are three nice sized bedrooms located on the upper level, including the main bedroom. The main bedroom is complete with a walk-in closet and a 4 pc ensuite. The other two bedrooms share a full bath and may easily function as secondary rooms, or miscellaneous areas such as a designated work, study or hobby space. The developed basement features a spacious recreation room, currently doubling as a home office. Including as well, a functional laundry room, and full bath and storage/utility area. In the backyard, you'll find a cozy patio conveniently accessed from the living room, perfect for outdoor grilling. The Updates. Newer Roof and siding. The neighborhood. Residents enjoy the numerous parks, playgrounds, and bike paths. Silverado makes up an active community with a vision of enhancing the lives of all residents. One new addition the residents are looking forward to is the addition of a French Immersion School in the community. Whether you're looking to buy your first home or just looking to budget, this home fits the bill in all ways! You will love living in Silverado; the natural

beauty of its many green spaces, community parks and its close proximity to a natural reserve are precious. As well as its easy access to local amenities as well as the Stoney Trail and QE2 Hwy!