



GRASSROOTS
REALTY GROUP

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**87 Silverado Skies Drive SW
Calgary, Alberta**

MLS # A2156858



\$719,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,141 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

STUNNING "Landmark Built" home situated on a large lot w/SOUTH FACING backyard! Nestled onto a quiet street only steps away from play park & pathway system creating an ideal "Silverado Lifestyle". IMMACULATE CONDITION! This move-in ready beauty boasts a very BRIGHT & SUNNY open concept floor plan w/9ft ceilings, gleaming hardwood floors. From the spacious front foyer, you move past a flex room featuring an additional window for extra natural light. It's a great space that can be used as an office, a formal dining room, or another use that meets your needs! Super bright living room features gas fireplace and large south facing windows with pouring in loads of natural light. Gourmet kitchen features large central island w/Stunning Granite Counters top, tiled backsplash, maple cabinetry, SS Appliances and walkthrough pantry w/built-in shelving. Kitchen nook/dining area leads to SOUTH FACING backyard perfect for accessing to the large deck with a gas line for your BBQ, further extending your indoor to outdoor living experience. Super bright living room features cozy gas fireplace and large south facing window with pouring in loads of natural light. 2 pc powder room and mudroom complete the main floor. Beautiful staircase leading upstairs to great flex room. Upstairs luxurious master bedroom boasts large windows, 5 pc. ensuite bath that comes with double vanities, soaker bathtub, oversized shower plus a private water closet - PLUS a HUGE walk-in closet! Additional 2 good sized bedrooms with 4 pc. Full bathroom. Convenient laundry room complete on the upper level. Basement is ideal layout for future development. Fully fenced and landscaped backyard. Oversized double attached garage is insulated, dry-walled & painted. Newer Roof(2021). All amenities are nearby at the Silverado Shopping Centre and quick access to Stoney Trail. Pride of

ownership is seen throughout this must-see home! ORIGINAL OWNER!! EXCEPTIONAL VALUE...a joy to view!