



**15 Silverado Skies Manor SW
Calgary, Alberta**

MLS # A2174950



\$829,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,495 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Nestled in the family-friendly community of Silverado, this home spans an impressive 3649 square feet, including a fully developed basement. With five bedrooms, three and a half bathrooms, and a spacious family room, it's designed for comfortable living. As you enter, you'll be captivated by the gleaming hardwood floors that flow through the open living area, showcasing a gas fireplace and a beautiful kitchen equipped with a built-in oven/microwave combo, electric cooktop, and a double-door fridge with an ice and water dispenser. The main floor also features a den or study room, a laundry area, and a half bath. Upstairs, the expansive master bedroom boasts a luxurious 5-piece ensuite. The upper level is complemented by a large bonus room with vaulted ceilings, two generously sized bedrooms, and a full bath. The fully developed basement includes a spacious bedroom, a 4-piece bath, a wet bar, and an extensive family room, perfect for entertainment or a games room. Conveniently located close to shopping, schools, public transportation, and Spruce Meadows, known for its horse riding activities, Christmas market, and other events. Walking distance to the K-12 French immersion school. Easy access to Stoney Trail and Macleod Trail for seamless travel across the city. Don't miss out on this exceptional home—call for your private viewing today!