



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

MLS # A2175583



\$799,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	Age:	2009 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

HIGHLIGHTS: NEW A/C, NEWER Hot Water Tank, Large Open Concept Space w/ Tall Vaulted Ceilings, Granite Counter Tops, Butlers Pantry, Interior Speakers throughout, Backing onto Green Space, Walkout Basement, Entertainers Dream. **WRITEUP:** Welcome to this exceptional detached single-family home located in the desirable community of Silverado, Calgary. Offering over 3,365 sqft of finished living space, this home features four generously sized bedrooms and four beautifully appointed bathrooms. The main floor showcases a chef's kitchen complete with a butler's pantry perfect for walking groceries in from the garage and excellent for entertaining. Large bright windows overlooking the greenspace fill the space with natural light. Enjoy cozy evenings by the main floor fireplace or step out onto the expansive back deck that overlooks a peaceful greenspace and walking path. The upper level includes a bonus room, ideal for additional living space, two bedrooms and the primary master suite with a walk-in closet and large bathroom. The finished basement provides a versatile rec room for entertainment or relaxation. Additional highlights include an office space, a designated laundry room, and an attached double garage. Situated near playgrounds and schools, this home offers luxury, comfort, and convenience in a prime location.