



THE
A-TEAM

**RE/MAX
FIRST**

308 SILVERADO SKIES Common, Calgary T2X4C9

MLS® #: **A2124393**

Area: **Silverado**

Listing Date: **04/22/24**

List Price: **\$419,999**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2016

Lot Information

Lot Sz Ar:

1,011 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,258

Low Sqft:

Ttl Sqft:

1,258

DOM

27

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,City Lot,Lawn,Other,Rectangular Lot

Carport,Guest,On Street,Other

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Mixed,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Granite Counters,Pantry,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	16`8" x 13`9"
Laundry	Second	6`11" x 3`2"
Bedroom	Second	10`2" x 10`2"
3pc Ensuite bath	Second	10`0" x 5`0"

Room	Level	Dimensions
Living Room	Main	14`4" x 14`4"
Bedroom - Primary	Second	12`6" x 10`0"
4pc Ensuite bath	Second	8`8" x 5`0"
2pc Bathroom	Main	5`0" x 5`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$260

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1711353

Remarks

Pub Rmks:

Welcome to your new home in the heart of Silverado! This awesome two-story townhome combines modern living with cozy charm, making you feel right at home from day one. Picture yourself cooking up a storm in the stylish L-shaped kitchen, complete with quartz countertops, stainless steel appliances, and a handy pantry. The open-concept main floor with 9-foot ceilings is perfect for hanging out with friends or binge-watching your favorite shows, and the convenient powder room is a game-changer when you're entertaining. Upstairs, you'll find two awesome bedrooms, each with its own ensuite bathroom - one with a 3-piece and the other with a 4-piece, making it ideal for you or guests. Laundry day is a breeze with the washer and dryer tucked between the bedrooms. Got big plans? The unfinished basement is a blank canvas ready for your personal touch, whether it's a home gym, cozy movie room, or extra storage. Outside, the fenced backyard is a safe spot for kids or pets to play, and your titled covered parking spot means no more scraping snow off your car on chilly Calgary mornings. Plus, with a fresh makeover in 2022, including a new roof and siding, the complex looks fresh and modern. Located close to Spruce Meadows, schools, shops, and parks, this townhome has everything you're looking for and more. Don't miss out - reach out to your favorite realtor for your private tour and see why Silverado is the place to be!

Inclusions:

N/A

Property Listed By:

Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





