



THE
A-TEAM

**RE/MAX
FIRST**

50 SILVERADO SKIES Drive, Calgary T2X 0J3

MLS® #: **A2139638**

Area: **Silverado**

Listing Date: **06/10/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **2,083**

Low Sqft:

Ttl Sqft: **2,083**

Lot Information

Lot Sz Ar: **4,606 sqft**

Lot Shape:

DOM

18

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Outdoor Grill,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**

Int Feat: **Double Vanity,No Smoking Home,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`3" x 9`2"	Kitchen	Main	14`9" x 13`2"
Living Room	Main	17`11" x 15`6"	2pc Bathroom	Main	5`10" x 5`1"
Bedroom - Primary	Second	13`5" x 13`0"	5pc Ensuite bath	Second	11`5" x 9`8"
Bedroom	Second	13`0" x 9`1"	Bedroom	Second	12`10" x 9`6"
4pc Bathroom	Second	9`8" x 5`8"	Bonus Room	Second	13`8" x 19`0"

3pc Bathroom
Game Room

Lower
Lower

5`0" x 9`0"
15`6" x 25`8"

Bedroom

Lower

15`9" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0714415

Zoning:
R-1

Remarks

Pub Rmks: **Discover your dream home nestled in a vibrant community of Silverado close to bike pathways. With schools nearby and an abundance of amenities at your fingertips, your ideal lifestyle awaits! Step inside this spacious abode, boasting nearly 2900 sq ft across three levels. Just painted and new carpet installed... With 3+1 bedrooms, a sprawling bonus room, and 3.5 baths, there's ample room for your family to flourish. The open floor plan invites you in, with sun-drenched spaces that seamlessly blend the kitchen, dining, and living areas. Enjoy cozy evenings by the gas fireplace, complemented by gleaming hardwood floors and a gourmet kitchen featuring a sizable breakfast bar and ample storage. Updates like a brand new roof and siding, plus creature comforts like AC and an irrigation system, elevate your living experience. Outside, the backyard oasis beckons, complete with a BBQ haven. Upstairs, retreat to the serenity of the master suite, boasting a walk-in closet and spa-like ensuite overlooking lush greenery. With convenient access to major roads and just a short drive to the majestic Rocky Mountains, adventure is always within reach. Welcome home to a life of comfort, convenience, and endless possibilities!**

Inclusions:
Property Listed By: **Irrigation system
RE/MAX Real Estate (Central)**

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











