



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**92 SILVERADO SKIES Manor, Calgary T2X 0K3**

MLS®#: **A2147549**

Area: **Silverado**

Listing Date: **07/07/24**

List Price: **\$874,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 19-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2008**

Finished Floor Area

Abv Sqft: **2,489**

Low Sqft:

Ttl Sqft: **2,489**

Lot Information

Lot Sz Ar: **4,628 sqft**

Lot Shape:

DOM

**71**

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,City Lot,Front Yard,Landscaped,Rectangular Lot**

Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Playground,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Skylight(s),Storage,Track Lighting,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

| Room             | Level | Dimensions      |
|------------------|-------|-----------------|
| Entrance         | Main  | 6`11" x 5`1"    |
| Dining Room      | Main  | 14`11" x 13`11" |
| Laundry          | Main  | 8`5" x 5`4"     |
| Pantry           | Main  | 4`10" x 4`3"    |
| Flex Space       | Upper | 9`11" x 9`4"    |
| 5pc Ensuite bath | Upper | 13`9" x 10`1"   |

| Room              | Level | Dimensions     |
|-------------------|-------|----------------|
| Living Room       | Main  | 19`0" x 14`3"  |
| Kitchen           | Main  | 16`3" x 16`1"  |
| 2pc Bathroom      | Main  | 7`11" x 5`2"   |
| Bonus Room        | Upper | 18`5" x 17`6"  |
| Bedroom - Primary | Upper | 20`10" x 14`3" |
| Bedroom           | Upper | 13`5" x 10`10" |

**Bedroom**  
**Walk-In Closet**  
**Game Room**  
**3pc Bathroom**

**Upper**  
**Upper**  
**Basement**  
**Basement**

**11`4" x 10`10"**  
**6`10" x 6`8"**  
**31`1" x 20`10"**  
**8`4" x 4`7"**

**3pc Bathroom**  
**Entrance**  
**Bedroom**  
**Furnace/Utility Room**

Legal/Tax/Financial

**Upper**  
**Basement**  
**Basement**  
**Basement**

**7`10" x 4`11"**  
**7`0" x 4`10"**  
**16`3" x 8`7"**  
**10`3" x 10`10"**

Title:  
**Fee Simple**  
Legal Desc:

**0810157**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Located in the heart of popular Silverado, welcome to this gorgeous home with loads of upgrades. As you enter, you are greeted by a spacious living room with a stone-faced fireplace. The kitchen boasts gleaming granite counters, upgraded appliances including a Bertazzoni gas range, stainless steel double-door fridge with ice & water dispenser, custom island, and pantry. The dining room features a butler's pantry, recessed lighting, and coffered ceilings, overlooking the massive deck through large windows. A half bath and laundry complete the main level. Upstairs, brand new upgraded cushion carpet leads you to a beautiful bonus room with vaulted ceilings, four skylights, built-in storage benches, and a fireplace with mantle and stone finish. There's also a flex room/home office, two nicely sized bedrooms, and a custom 3-piece bath with shower. The massive primary bedroom includes a large walk-in closet, and the ensuite bathroom is an oasis with double vanities, ample counter space, separate shower, large air-jetted tub, and a water closet. This home has Central Airconditioning, the large garage is insulated and finished with drywall. The fully finished walkout basement offers a perfect space for parties, games, or entertainment, with a large bedroom, another custom 3-piece bath with shower, built-in bar area, and walkout access to a stamped concrete patio and beautiful backyard overlooking a bike/walking path, ideal for early morning or evening strolls. close to all shopping, world renown spruce meadows, new French immersion school K-12 being built, Don't miss out on this gorgeous home — call for your private viewing today!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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