



THE
A-TEAM

**RE/MAX
FIRST**

87 SILVERADO SKIES Drive, Calgary T2X 0J5

MLS® #: **A2156858**

Area: **Silverado**

Listing Date: **08/12/24**

List Price: **\$689,800**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 16-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,520 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated**

DOM

38
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`9" x 10`5"	Den	Main	11`7" x 9`1"
Living Room	Main	16`6" x 14`0"	Dining Room	Main	7`10" x 13`0"
Kitchen	Main	12`2" x 14`3"	Pantry	Main	11`3" x 4`10"
2pc Bathroom	Main	5`0" x 4`10"	Mud Room	Main	8`9" x 5`7"
Flex Space	Upper	9`11" x 7`9"	Bedroom - Primary	Upper	14`7" x 12`11"

5pc Ensuite bath
Bedroom
Bedroom
Laundry

Upper
Upper
Upper
Upper

11`0" x 13`9"
12`10" x 9`5"
12`0" x 9`1"
5`3" x 8`9"

Walk-In Closet
Walk-In Closet
4pc Bathroom

Upper
Upper
Upper

13`1" x 4`7"
6`0" x 4`9"
8`9" x 5`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0715756

Zoning:
R-1

Remarks

Pub Rmks:

STUNNING "Landmark Built" home situated on a large lot w/SOUTH FACING backyard! Nestled onto a quiet street only steps away from play park & pathway system creating an ideal "Silverado Lifestyle". IMMACULATE CONDITION! This move-in ready beauty boasts a very BRIGHT & SUNNY open concept floor plan w/9ft ceilings, gleaming hardwood floors. From the spacious front foyer, you move past a flex room featuring an additional window for extra natural light. It's a great space that can be used as an office, a formal dining room, or another use that meets your needs! Super bright living room features gas fireplace and large south facing windows with pouring in loads of natural light. Gourmet kitchen features large central island w/Stunning Granite Counters top, tiled backsplash, maple cabinetry, SS Appliances and walkthrough pantry w/built-in shelving. Kitchen nook/dining area leads to SOUTH FACING backyard perfect for accessing to the large deck with a gas line for your BBQ, further extending your indoor to outdoor living experience. Super bright living room features cozy gas fireplace and large south facing window with pouring in loads of natural light. 2 pc powder room and mudroom complete the main floor. Beautiful staircase leading upstairs to great flex room. Upstairs luxurious master bedroom boasts large windows, 5 pc. ensuite bath that comes with double vanities, soaker bathtub, oversized shower plus a private water closet - PLUS a HUGE walk-in closet! Additional 2 good sized bedrooms with 4 pc. Full bathroom. Convenient laundry room complete on the upper level. Basement is ideal layout for future development. Fully fenced and landscaped backyard. Oversized double attached garage is insulated, dry-walled & painted. Newer Roof(2021). All amenities are nearby at the Silverado Shopping Centre and quick access to Stoney Trail. Pride of ownership is seen throughout this must-see home! ORIGINAL OWNER!! EXCEPTIONAL VALUE...a joy to view!

Inclusions:
Property Listed By:

n/a
Grand Realty

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









