

**50 SILVERADO SKIES Drive, Calgary T2X 0J3**

MLS® #: **A2165028** Area: **Silverado** Listing Date: **09/14/24** List Price: **\$699,999**  
 Status: **Pending** County: **Calgary** Change: **-\$30k, 22-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2010**  
Lot Information  
 Lot Sz Ar: **4,606 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,083**  
 Low Sqft:  
 Ttl Sqft: **2,083**

DOM

**68**  
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

| Room         | Level  | Dimensions     | Room              | Level  | Dimensions    |
|--------------|--------|----------------|-------------------|--------|---------------|
| Dining Room  | Main   | 10`3" x 9`2"   | Kitchen           | Main   | 14`9" x 13`2" |
| Living Room  | Main   | 17`11" x 15`6" | Bedroom - Primary | Second | 13`5" x 13`0" |
| Bedroom      | Second | 13`0" x 9`1"   | 4pc Bathroom      | Second | 9`8" x 5`8"   |
| 3pc Bathroom | Lower  | 5`0" x 9`0"    | Game Room         | Lower  | 15`6" x 25`8" |
| 2pc Bathroom | Main   | 5`10" x 5`1"   | 5pc Ensuite bath  | Second | 11`5" x 9`8"  |

**Bedroom  
Bedroom**

**Second  
Lower**

**12`10" x 9`6"  
15`9" x 8`11"**

**Bonus Room**

**Second**

**13`8" x 19`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**0714415**

Remarks

Pub Rmks:

**NEW PPRIE, JUST BEEN REDUCED BY \$30,000. AWESOME FAMILY HOME IN AN AWESOME FAMILY ORIENTATED COMMUNITY - QUIET LOCATION - 2 STOREY - 4 BEDROOMS - 3 and ½ BATHROOMS - BONUS ROOM - DOUBLE ATTACHED GARAGE - Central air conditioning, hardwood flooring and more. Main floor highlights an open floor plan, fireplace, living room, eating nook, many windows and natural light. Kitchen features a stainless-steel appliance package, pantry, lots of cabinets with storage and an island. Just off the eating nook out the backdoor there is a spacious deck that's great for entertaining, a BBQ Center with a gazebo and decent sized backyard Upper floor is where you will discover the spacious master bedroom with a walk-in closet and spa like ensuite that spotlights his and her sinks, a separate shower and a cozy soaker tub. 2 more great sized bedrooms, another full bathroom and nice bonus room that's great for the kids to play or have a movie theater like home theatre system. Down in the basement is the 4th bedroom, full bathroom and recreation room. LOCATION, LOCATION and LOCATION: Short drive to Stoney Trail, Deerfoot Trail and MacLeod Trail - Around a 10 Minute drive to The South Hospital/Campus - Short walk to Schools, playgrounds and walking trails - The Shops of Silverado with Shopper's Drugmart, Anytime Fitness, a Pub, Sobey's and more is close by - About a 7 minute drive to Shawnessy Shopping Centre with it's many shops, restaurants, movie theatres, Safeway, Superstore, YMCA, Cardel Rec Center, Home Depot, Wal-Mart and public transit. Don't miss this home!**

Inclusions:  
Property Listed By: **none  
RE/MAX Real Estate (Central)**

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





















