



THE
A-TEAM

**RE/MAX
FIRST**

50 SILVERADO SKIES Drive, Calgary T2X 0J3

MLS®#: **A2165028**

Area: **Silverado**

Listing Date: **09/14/24**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

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

5
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
Dining Room	Main	10`3" x 9`2"
Living Room	Main	17`11" x 15`6"
Bedroom	Second	13`0" x 9`1"
3pc Bathroom	Lower	5`0" x 9`0"
2pc Bathroom	Main	5`10" x 5`1"
Bedroom	Second	12`10" x 9`6"
Bedroom	Lower	15`9" x 8`11"

Room	Level	Dimensions
Kitchen	Main	14`9" x 13`2"
Bedroom - Primary	Second	13`5" x 13`0"
4pc Bathroom	Second	9`8" x 5`8"
Game Room	Lower	15`6" x 25`8"
5pc Ensuite bath	Second	11`5" x 9`8"
Bonus Room	Second	13`8" x 19`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0714415

Remarks

Pub Rmks: **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











