

155 SILVERADO SKIES Link #1212, Calgary T2X 0K6

MLS®#: A2173167 Area: Silverado Listing 10/24/24 List Price: **\$475,000**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



Utilities:

General Information

Prop Type: Residential Sub Type: Row/Townhouse City/Town: Calgary

Finished Floor Area Year Built: 2008 Abv Saft:

Low Sqft: Lot Information Lot Sz Ar:

Ttl Sqft: 1,351 DOM

Layout

3 (3)

2 1

2.5 (2 1)

2 Storey

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

5

1,351

Access:

Lot Shape:

Lot Feat: Lawn, Low Maintenance Landscape, Landscaped, Street Lighting Park Feat: Driveway, Front Drive, Garage Door Opener, Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Vinyl Siding, Wood Frame

Sewer: Flooring:

Ext Feat: **BBQ** gas line Carpet, Ceramic Tile, Hardwood Water Source:

> Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Int Feat: Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows

Room Information

<u>Room</u> Level **Dimensions** Room Level **Dimensions Living Room** Main 11`10" x 12`0" **Dining Room** Main 7`7" x 12`4" Kitchen Main 7`6" x 10`10" Flex Space Main 8`10" x 11`8" **Entrance** Main 4`6" x 5`2" **Bedroom - Primary** Second 13`4" x 13`8" 9`2" x 9`3" **Bedroom** Second 9`7" x 12`7" Bedroom Second 2pc Bathroom 4`1" x 5`0" 4pc Ensuite bath 4`11" x 8`0" Main Second

3pc Bathroom Second 4`11" x 8`0" Legal/Tax/Financial Condo Fee: Title: Zoning: \$392 Fee Simple DC

Fee Freq: Monthly

Legal Desc: **1011262**

Remarks

Pub Rmks:

Welcome to this beautifully maintained end unit townhouse with 3 bedrooms and 2.5 baths, boasting over 1,350 sqft of well-designed living space. Located in a peaceful community, this home offers a single attached garage and an unfinished basement with the potential for a 4th bedroom and an additional bathroom, allowing you to personalize and expand. The main floor features stunning hardwood floors throughout the open-concept kitchen, dining, and living area, perfect for entertaining. The kitchen is equipped with maple cabinets and the living room has a cozy corner gas fireplace with a mantle and tile surround, creating a warm and inviting atmosphere. There is also a flex space and a half bath on the main floor for added convenience. Upstairs, you'll find Berber carpet throughout, as well as tile flooring in all the bathrooms. The primary bedroom features a luxurious ensuite bath and a spacious walk-in closet, while two additional bedrooms share a 3-piece main bath with upgraded walk-in shower.**Step outside to enjoy the back patio, complete with a BBQ gas line, and take in the serene views of the common area green space. Additional features include ceiling fans and wood blinds throughout the home.** This property is perfect for families or those looking to invest in a home with great potential. Close to schools, shopping, transportation, and quick access to Stoney Trail. Don't miss the opportunity to make this charming townhome yours!**

Inclusions: N/A

Property Listed By: **eXp Realty**

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













