



THE
A-TEAM

**RE/MAX
FIRST**

15 SILVERADO SKIES Manor, Calgary T2X 0J7

MLS®#: **A2174950**

Area: **Silverado**

Listing Date: **10/23/24**

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Lot Information

Lot Sz Ar: **4,650 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,495**
Low Sqft:
Ttl Sqft: **2,495**

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Oven-Built-In,Refrigerator,See Remarks,Washer**
Int Feat: **Built-in Features,Granite Counters,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`6" x 5`6"
Dining Room	Main	9`0" x 13`11"
Office	Main	9`11" x 12`0"
Mud Room	Main	4`3" x 9`6"
Bedroom	Second	10`3" x 11`5"
Bonus Room	Second	12`11" x 18`11"
Family Room	Basement	14`4" x 27`9"

Room	Level	Dimensions
Kitchen	Main	13`3" x 14`6"
Living Room	Main	15`0" x 15`0"
Laundry	Main	5`7" x 8`9"
Bedroom - Primary	Second	13`11" x 14`6"
Bedroom	Second	8`11" x 12`1"
Bedroom	Basement	11`4" x 13`10"
Other	Basement	2`3" x 7`9"

2pc Bathroom
5pc Ensuite bath

Main
Second

4`11" x 5`2"
82`0" x 0`0"

4pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Basement

4`11" x 8`7"
4`11" x 7`9"

Title:
Fee Simple
Legal Desc:

0810157

Zoning:
R-G

Remarks

Pub Rmks: **Nestled in the family-friendly community of Silverado, this home spans an impressive 3649 square feet, including a fully developed basement. With five bedrooms, three and a half bathrooms, and a spacious family room, it's designed for comfortable living. As you enter, you'll be captivated by the gleaming hardwood floors that flow through the open living area, showcasing a gas fireplace and a beautiful kitchen equipped with a built-in oven/microwave combo, electric cooktop, and a double-door fridge with an ice and water dispenser. The main floor also features a den or study room, a laundry area, and a half bath. Upstairs, the expansive master bedroom boasts a luxurious 5-piece ensuite. The upper level is complemented by a large bonus room with vaulted ceilings, two generously sized bedrooms, and a full bath. The fully developed basement includes a spacious bedroom, a 4-piece bath, a wet bar, and an extensive family room, perfect for entertainment or a games room. Conveniently located close to shopping, schools, public transportation, and Spruce Meadows, known for its horse riding activities, Christmas market, and other events. Walking distance to the K-12 French immersion school. Easy access to Stoney Trail and Macleod Trail for seamless travel across the city. Don't miss out on this exceptional home—call for your private viewing today!**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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





