



THE
A-TEAM

**RE/MAX
FIRST**

72 SILVERADO SKIES Manor, Calgary T2X 0K3

MLS® #: **A2175583** Area: **Silverado** Listing Date: **10/28/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **4,187 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,370**
 Low Sqft:
 Ttl Sqft: **2,370**

DOM

1
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,Front Yard,Lawn,Landscaped,Street Lighting,Private,Rectangular Lot,Sloped Down,Treed**

Park Feat:

Double Garage Attached,Driveway,Garage Faces Front,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	9`3" x 7`5"
Laundry	Main	8`10" x 8`8"
Kitchen	Main	12`11" x 10`1"
Living Room	Main	18`2" x 15`4"
Bedroom	Second	13`5" x 9`5"
Bedroom	Second	13`5" x 11`11"

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`10"
Office	Main	9`11" x 8`8"
Dining Room	Main	13`5" x 11`5"
Bonus Room	Second	13`3" x 15`9"
4pc Bathroom	Second	9`11" x 5`0"
5pc Ensuite bath	Second	13`6" x 11`10"

Bedroom - Primary
Game Room
Furnace/Utility Room

Second
Basement
Basement

12`11" x 14`6"
26`1" x 19`1"
13`9" x 6`10"

Walk-In Closet
3pc Bathroom
Bedroom

Legal/Tax/Financial

Second
Basement
Basement

5`9" x 9`7"
7`11" x 5`2"
11`6" x 12`3"

Title:
Fee Simple
Legal Desc:

0810157

Zoning:
R-1

Remarks

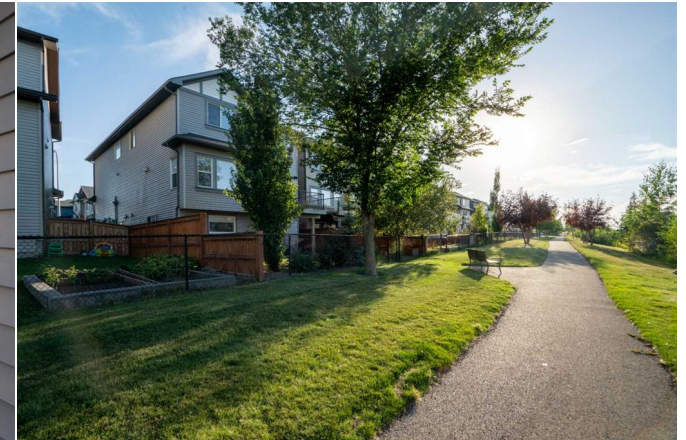
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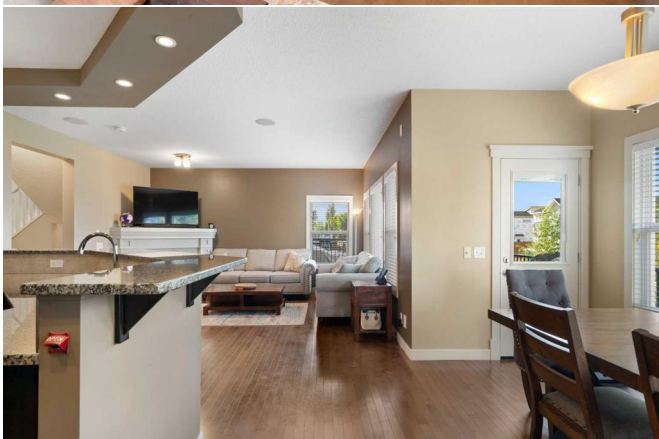
HIGHLIGHTS: NEW A/C, NEWER Hot Water Tank, Large Open Concept Space w/ Tall Vaulted Ceilings, Granite Counter Tops, Butlers Pantry, Interior Speakers throughout, Backing onto Green Space, Walkout Basement, Entertainers Dream. WRITEUP: Welcome to this exceptional detached single-family home located in the desirable community of Silverado, Calgary. Offering over 3,365 sqft of finished living space, this home features four generously sized bedrooms and four beautifully appointed bathrooms. The main floor showcases a chef's kitchen complete with a butler's pantry perfect for walking groceries in from the garage and excellent for entertaining. Large bright windows overlooking the greenspace fill the space with natural light. Enjoy cozy evenings by the main floor fireplace or step out onto the expansive back deck that overlooks a peaceful greenspace and walking path. The upper level includes a bonus room, ideal for additional living space, two bedrooms and the primary master suite with a walk-in closet and large bathroom. The finished basement provides a versatile rec room for entertainment or relaxation. Additional highlights include an office space, a designated laundry room, and an attached double garage. Situated near playgrounds and schools, this home offers luxury, comfort, and convenience in a prime location.

Inclusions:
Property Listed By:

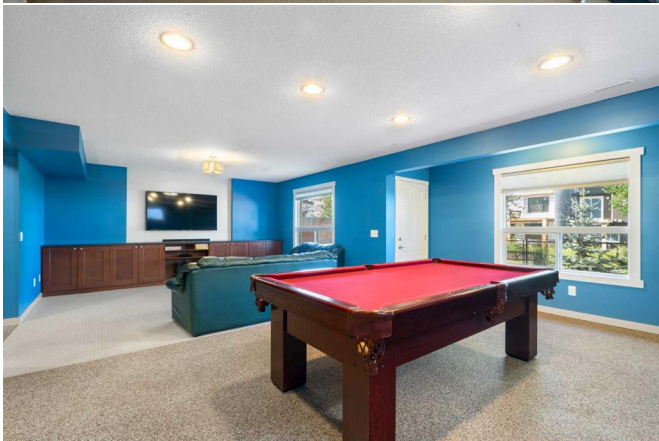
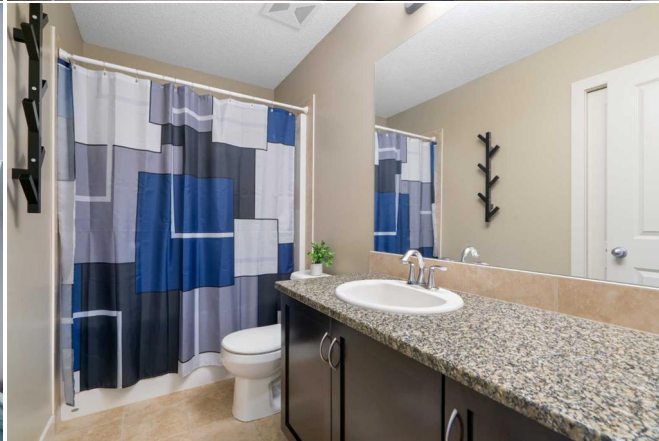
N/A
eXp Realty

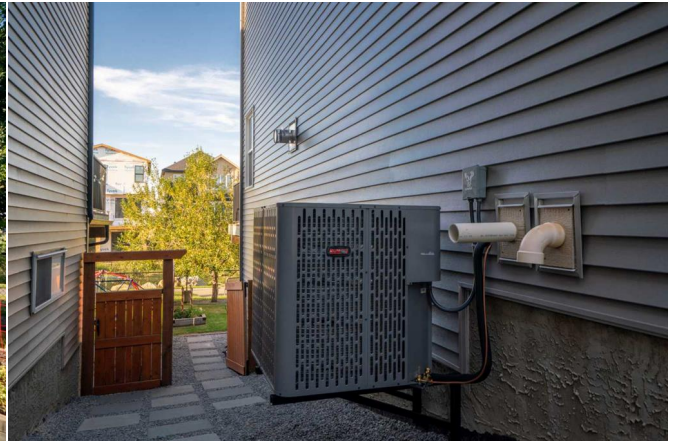
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











72 Silverado Skies Manor SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 2370.46 sq ft



Main Floor Exterior Area 1215.55 sq ft
1st Floor Exterior Area 1296.92 sq ft
Basement (Below Grade) Exterior Area 857.99 sq ft

PREPARED: 2024/08/23

White regions are excluded from total floor area in e-UCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



72 Silverado Skies Manor SW, Calgary, AB

Main Floor: Exterior Area 1273.55 sq ft

Excluded Area 456.87 sq ft



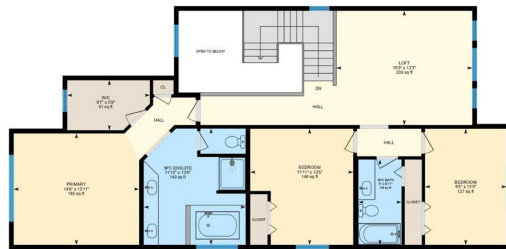
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72 Silverado Skies Manor SW, Calgary, AB

1st Floor Exterior Area 1388.02 sq ft
 Excluded Area 150.38 sq ft



PREPARED: 2024/08/23

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72 Silverado Skies Manor SW, Calgary, AB

Basement (Below Grade) Exterior Area 903.46 sq ft



PREPARED: 2024/08/23

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