



THE
A-TEAM

**RE/MAX
FIRST**

76 SILVERADO SKIES Link, Calgary T2X 0J3

MLS®#: **A2195103**

Area: **Silverado**

Listing Date: **02/20/25**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2012**

Finished Floor Area
Abv Sqft: **1,261**
Low Sqft:
Ttl Sqft: **1,261**

DOM

2
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,228 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Interior Lot,Landscaped,Lawn,Low Maintenance Landscape,Rectangular Lot**

Park Feat:

Alley Access,Double Garage Detached,Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
Int Feat: **Bookcases,Built-in Features,Kitchen Island,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`9" x 11`1"
Kitchen	Main	15`0" x 11`7"
Family Room	Upper	8`11" x 11`3"
4pc Bathroom	Upper	5`2" x 7`10"
Bedroom - Primary	Upper	13`5" x 10`4"

Room	Level	Dimensions
2pc Bathroom	Main	2`7" x 7`8"
Living Room	Main	15`1" x 12`5"
Bedroom	Upper	10`10" x 10`0"
4pc Ensuite bath	Upper	4`11" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-1

1210967

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY 1-4 pm Step into this open-concept, air conditioned home in the family friendly neighbourhood of Silverado with NO CONDO FEES. The inviting living room features built-in bookshelves and large front-facing windows which overlooks the front patio, creating a cozy yet bright space. The modern kitchen boasts a spacious eat up island with quartz countertops and stainless steel appliances, making it perfect for meal prep and entertaining. At the back, the generous dining area opens to a fully fenced, sunny west-facing backyard, ideal for relaxation, play, or summer BBQs. A 2-piece powder room completes the main level. Upstairs, the primary suite offers a walk-in closet and a 4-piece ensuite, while the second bedroom, also with a walk-in closet, is conveniently located near another 4-piece bathroom. A versatile loft area provides extra space for a home office, reading nook, or workout area. The unfinished basement is a blank canvas, offering rough-in plumbing for an additional bathroom and a spacious laundry area. Outside, a deck overlooks the low-maintenance, fully fenced yard, providing privacy and security for kids and pets. A double garage ensures ample parking and storage. Conveniently located within 10 minutes of cafés, restaurants, shopping, schools (elementary, junior high, high school & soon to be french immersion), transit, C-Train, and hospitals, this home is also near exciting future developments, including a dental and doctor's office, gas station, and Tim Hortons. This immaculate home offers modern living in a prime location—don't miss your chance to make it yours!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







