



GRASSROOTS

REALTY GROUP

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**18 Silverado Skies Drive SW
Calgary, Alberta**

MLS # A2301706



\$789,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,365 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Rectangular L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to 18 Silverado Skies Drive SW. Backing directly onto a green space and a walking path with, this fully updated Silverado home offers over 2,300 sq ft of developed living space with 4 bedrooms, a main floor office, and 3.5 bathrooms. The main floor is built for both everyday living and entertaining, featuring an open-concept layout with durable hardwood flooring throughout and a cozy gas fireplace anchoring the living room. The kitchen has been tastefully refreshed with crisp white cabinetry, modern black hardware, granite countertops, a central island with eating bar, corner pantry, and stainless steel appliances including a dual oven. A dedicated main floor office and laundry add function without sacrificing space. Upstairs, the vaulted bonus room creates an impressive second living area filled with natural light. The primary suite is spacious and well-designed, featuring a walk-in closet with added custom shelving and a 5-piece ensuite complete with dual sinks, a corner soaker tub, separate shower, and a private water closet. Two additional bedrooms, a full 4-piece bath, and a laundry room with a newer washer and dryer complete the upper level, which has recently been upgraded with luxury vinyl plank flooring throughout. The fully developed basement (2020) expands your living space with a dry bar, electric fireplace, custom built-ins, a large bedroom with legal egress window, and a smart pass-through bathroom with heated floors. This home has seen major exterior and mechanical upgrades, including Hardie siding (2021), all new windows (December 2025), and a hot water tank (2020). Out back, enjoy an expanded deck overlooking uninterrupted green space and direct access to walking paths. Finished with a double attached garage and located close to schools, parks, and shopping.