



GRASSROOTS
REALTY GROUP

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1406, 155 SILVERADO SKIES Link SW
Calgary, Alberta

MLS # A2308889



\$449,000

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,331 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: NONE

Welcome to this well-kept home in the desirable community of Silverado! Offering over 1,300 sq ft above grade, this bright and functional property features an open-concept main floor with hardwood flooring, modern white cabinetry, stainless steel appliances, beautiful countertops, and a spacious island perfect for everyday living and entertaining. Step into a bright and welcoming living room filled with natural light from the large windows, creating a warm and comfortable atmosphere throughout the day. The layout offers plenty of space for relaxing or entertaining guests, while flowing seamlessly into the kitchen and dining area for easy family living and gatherings. Upstairs you'll find 3 comfortable bedrooms including a spacious primary bedroom with a walk-in closet and ensuite, plus another full bathroom for the secondary bedrooms. The attached garage and practical layout make this home ideal for families, first-time buyers, or investors. The basement has been partially developed with an illegal suite setup, offering additional living space and future potential. Located in a quiet and family-friendly neighborhood close to parks, schools, shopping, public transit, and major roadways. A fantastic opportunity to own a solid home in a great community!