



**47 Silverado Skies Manor SW  
Calgary, Alberta**

**MLS # A2315360**



**\$779,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,484 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** TV and TV Mount in living Room, Wall speakers, Curtains, Murphy Bed, Shed. Appliances in suite: Refrigerator, Microwave, Dishwasher, Washer, Dryer, Gemstone Lights.

\*\*\*OPEN HOUSE SATURDAY JUNE 13TH 11:30AM-1:30PM\*\*\*Welcome to this beautifully maintained ORIGINAL OWNER home in the family-friendly community of Silverado offering OVER 2,400 SQ FT OF DEVELOPED SPACE with 3 BEDROOMS, 3 BATHROOMS and an incredible upper-level primary retreat &mdash; ALL FOR UNDER \$780,000! Located on a quiet street JUST STEPS FROM A BEAUTIFUL PATHWAY SYSTEM and only TWO BLOCKS FROM A PLAYGROUND, this property combines space, functionality and an unbeatable location. The impressive living room features SOARING HIGH CEILINGS, a cozy gas fireplace and an abundance of natural light creating the perfect space for relaxing or entertaining. The kitchen is designed for gathering with a large granite island, ample cabinetry and excellent workspace. The walk through pantry makes unloading groceries a breeze! A versatile den on the main level offers the perfect option for a future bedroom, office or flex space. One of the most unique features of this home is the approximately 750 SQ FT MASTER BEDROOM RETREAT complete with its OWN KITCHEN, LAUNDRY, two walk-in closets and a separate private stairway leading directly to the garage &mdash; an incredible setup for added privacy and flexibility. The ensuite features a relaxing jacuzzi tub, walk-in shower and a makeup vanity. Additional highlights include built-in speakers in three interior rooms plus exterior speakers, AIR CONDITIONING, DOUBLE ATTACHED GARAGE, natural gas bbq hookup, artificial grass in the front yard and a large concrete patio in the backyard perfect for summer entertaining and a shed. The unfinished basement already includes a toilet and sink offering future development potential. Pride of ownership is evident throughout with numerous maintenance updates including roof

shingles and all four sides of vinyl replaced in 2021, recently painted garage door and frame plus updated suite refrigerator and dishwasher in 2024. Conveniently located within a 10-minute walk to Holy Child School (K-9) and the Silverado Francophone School (K-12), and just a short drive to Silverado Marketplace featuring Anytime Fitness, Kildares Pub, Poached YYC, Sobeys, Shoppers Drug Mart, Silverado Medical Clinic and much more. This is a rare opportunity to own a truly unique and exceptionally maintained home in one of Silverado's most desirable locations!