



GRASSROOTS

REALTY GROUP

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**1408, 155 Silverado Skies Link SW
Calgary, Alberta**

MLS # A2316771



\$437,500

Division:	Silverado		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Open House CanceledDiscover Townhouse 1408 at Silver Sky Court; An end unit offering an infill-inspired floorplan flooded with all day natural light. Here are 5 things we LOVE about this home (and we’re sure you will too): 1. ROOM TO LIVE + GROW: As the city increases density and homes are being built smaller and smaller, Townhouse 1408 is a breath of fresh air! Featuring nearly 1370 SqFt of refined and functional living space, 3 bedrooms, 2.5 bathrooms and an undeveloped basement (with bathroom rough-in) ready for your personal touch. The main floor features an infill-inspired floorplan. Upstairs, find three well-proportioned bedrooms; the primary is perfectly equipped with a 3-piece ensuite and walk-in closet while two other bedrooms share a convenient 4-piece main bathroom. 2. AN ESTABLISHED SOUTHWEST COMMUNITY: Silverado is a popular, family friendly community in Calgary’s Southwest quadrant. Offering an array of housing types, mature trees, a community garden and numerous parks/playgrounds along with easy access to Stoney Trail, Deerfoot Trail and Spruce Meadows; a world-class equestrian and entertainment facility. 3. THAT MAIN FLOOR: Designed with entertaining and everyday life in mind the spacious and light filled main floor is anchored by a central kitchen featuring granite counters, stainless steel appliance package, breakfast bar, pendant lighting and ample work and storage space. To one side of the kitchen find a generous sized dining nook ready for your first dinner party. To the other side the spacious living room easily accommodates your furnishings and is accented by a charming built-in window bench while the private patio (with BBQ gas line) becomes an extension of your living space in the warmer months. 4. ALL NATURAL LIGHT: Being an end unit this home has South, East and West

exposures. Combine this with 9” ceilings on the main floor and those gorgeous vertical windows and you have a home designed to maximize daylight, regardless of season. 5. A CONVENIENT AND WELL-MAINTAINED COMPLEX: Silver Skies Court is a beautifully maintained townhouse complex completed in 2008. Residents enjoy spacious homes with attached garages, manicured walking paths and ample visitor parking throughout along with reasonable condo fees and a newly built playground in an idea Southwest location.