



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2317141**



**\$769,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,331 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** none

Welcome to this beautifully maintained, fully developed family home in the sought-after Silverado community! Offering a bright, functional layout, this spacious home features 4 bedrooms upstairs, 2 additional bedrooms in the fully developed basement, and a large bonus room, making it ideal for growing families or multi-generational living. The main floor features elegant hardwood flooring, a spacious front flex room ideal for a home office, and an inviting living room centred on a beautiful decorative stone-faced fireplace. Large windows throughout the home flood the space with natural light, creating a warm and welcoming atmosphere. The chef-inspired kitchen features full-height white cabinetry, granite countertops, brand-new stainless steel appliances, a stylish mosaic backsplash, a corner pantry, and a large island perfect for entertaining. The adjoining dining area overlooks the beautifully landscaped green backyard with rear lane access, offering seamless indoor-outdoor living. Upstairs, you’ll find a generous bonus room, spacious bedrooms, and a stunning primary retreat complete with a spa-inspired ensuite featuring a soaker tub, separate shower, and a large walk-in closet. The additional upstairs full bathroom is thoughtfully designed with dual sinks, making it perfect for busy family mornings. Convenient main floor laundry adds everyday practicality. The fully developed basement features good-sized windows that bring in excellent natural light, a full bathroom, additional 2 bedrooms, and a versatile living space perfect for guests, teenagers, or a home gym/media area. Additional highlights include central A/C, mature landscaping, a beautifully adorned backyard, and an attached double garage. Ideally located close to parks, pathways, schools, shopping, Somerset-Bridlewood CTrain Station, and the future Silverado CTrain Station, with easy access to Macleod

Trail and Stoney Trail, this is an exceptional opportunity to own in one of Calgary's most desirable south communities.