



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

**MLS # A2322941**



**\$889,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,702 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Hot Tub, Gouly Lighting System (Front eaves)

Tucked away in a quiet, upscale corner of Silverado and backing onto expansive green space, this gracious and well-appointed home offers over 3,500 square feet of beautifully developed living space. This exceptional property combines generous proportions with thoughtful design throughout, including rich dark cabinetry, hardwood floors, wide stairwells and hallways, and elegant architectural details that create a warm and inviting atmosphere. Designed for entertaining, the open concept main level offers a large foyer and multiple dining spaces amidst a chef-inspired kitchen. The central living room is anchored by a stone-faced gas fireplace, while the secluded main-floor den provides a practical workspace. An elegant staircase leads to the bright, air-conditioned upper floor, where an open central hallway connects the bedrooms, laundry room, and bonus room. The spacious bonus room offers plenty of room for relaxation, while the secondary bedrooms and large main bath are well laid out with ample storage. The primary retreat overlooks the backyard and pathway system and features a walk-in closet and luxurious 5-piece ensuite with a corner jetted tub and dual vanities. The lower level offers all the features of a recreation space - Wet bar, fireplace, versatile rooms and a full bath (With heated floors!). Outside, this fully irrigated property continues to impress. Beautiful landscaping and a welcoming front entrance create outstanding curb appeal, enhanced by app-controlled Gouly lighting installed throughout the eaves. The stunning backyard showcases a newer two-tier composite deck with glass railings, built-in hot tub, BBQ gas line, and thoughtfully planned gardens that frame the yard. Backing directly onto expansive green space with walking and biking pathways, this meticulously maintained home combines extensive upgrades, exceptional

craftsmanship, and a spacious, functional layout to create a truly outstanding opportunity.