

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

**MLS # A2165028**



**\$729,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Silverado  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,083 sq.ft.   | <b>Age:</b>   | 2010 (14 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood                              | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                    | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, No Smoking Home, Vinyl Windows |                   |     |

**Inclusions:** none

AWESOME FAMILY HOME IN AN AWESOME FAMILY ORIENTATED COMMUNITY &ndash; QUIET LOCATION - 2 STOREY &ndash; 4 BEDROOMS &ndash; 3 and &frac12; BATHROOMS &ndash; BONUS ROOM &ndash; DOUBLE ATTACHED GARAGE &ndash; Central air conditioning, hardwood flooring and more. Main floor highlights an open floor plan, fireplace, living room, eating nook, many windows and natural light. Kitchen features a stainless-steel appliance package, pantry, lots of cabinets with storage and an island. Just off the eating nook out the backdoor there is a spacious deck that&rsquo;s great for entertaining, a BBQ Center with a gazebo and decent sized backyard Upper floor is where you will discover the spacious master bedroom with a walk-in closet and spa like ensuite that spotlights his and her sinks, a separate shower and a cozy soaker tub. 2 more great sized bedrooms, another full bathroom and nice bonus room that&rsquo;s great for the kids to play or have a movie theater like home theatre system. Down in the basement is the 4th bedroom, full bathroom and recreation room. LOCATION, LOCATION and LOCATION: Short drive to Stoney Trail, Deerfoot Trail and MacLeod Trail - Around a 10 Minute drive to The South Hospital/Campus - Short walk to Schools, playgrounds and walking trails - The Shops of Silverado with Shopper's Drugmart, Anytime Fitness, a Pub, Sobey's and more is close by &ndash; About a 7 minute drive to Shawnessy Shopping Centre with it&rsquo;s many shops, restaurants, movie theatres, Safeway, Superstore, YMCA, Cardel Rec Center, Home Depot, Wal-Mart and public transit. Don&rsquo;t miss this home!