

**507 Silverado Skies Common SW
Calgary, Alberta**

MLS # A2285918



\$419,900

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Located in the desirable community of Silverado, this bright 2 storey townhome offers a well designed layout with an open concept main floor that is ideal for both everyday living and entertaining. The spacious kitchen provides plenty of room to host and entertain friends and family, while the overall layout feels open and functional, allowing you to unleash your inner Gordon Ramsay. Additionally, you will find a large mudroom at the back with access to the private and fully fenced yard, along with a 2 piece powder room. Upstairs you will find 2 primary style bedrooms, each complete with its own full 4 piece ensuite bathroom and large walk in closets. The washer and dryer are conveniently located on the upper level between the bedrooms, along with a perfect tech or desk area at the top of the stairs, making day to day living easy. The unfinished basement is ready for future development and features a large window, making it a great option for an additional bedroom, home gym, or flexible family space. Rare for a townhome, the fully fenced backyard is well maintained and ideal for summer barbecues and casual get togethers, and the complex is pet friendly if you're a dog owner. Located close to Spruce Meadows, schools, shops, and parks, this townhome offers excellent value in a great community. Reach out to your favourite realtor to book your private showing and see why Silverado continues to be such a popular place to live.