

**38 Silverado Skies Crescent
Calgary, Alberta**

MLS # A2308947



\$764,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE SATURDAY JUNE 27 FROM 11:00AM-1:00PM. Welcome to this exceptional family home in the sought-after community of Silverado, offering OVER 3,350 SQ FT OF DEVELOPED LIVING SPACE and outstanding value for the size. Priced to sell at \$40000 UNDER ASSESSED VALUE. Larger than many homes in the area, this property delivers the space families need with the added benefit of a FULLY FINISHED BASEMENT and a functional layout throughout. Currently tenant-occupied until the end of June, it's a great opportunity for investors or buyers planning a summer move. The bright main floor features rich hardwood flooring, large windows, and an open-concept design perfect for everyday living and entertaining. The spacious living room with a double-sided fireplace flows into a flexible bonus space ideal for a family room, playroom, or home office. The kitchen offers granite countertops, a large island, built-in oven, electric cooktop, walk-through pantry, and plenty of storage. Upstairs includes three generously sized bedrooms, a spacious primary retreat, an additional bonus room, full bathroom, and dedicated office space—perfect for growing families or working from home. The fully finished basement adds incredible extra living space with high ceilings, a cozy fireplace, a large bedroom with adjoining bathroom, laundry room with sink, and extensive storage. Outside, enjoy the sunny south-facing backyard with a deck, mature trees, and full fencing. Freshly painted and move-in ready, this home also features a double attached garage and an unbeatable location close to schools, shopping, parks, and major routes. A rare opportunity to own a spacious, move-in ready home with exceptional value in one of Silverado's most desirable locations.