

38 Silverado Skies Crescent SW Calgary, Alberta

MLS # A2335145



\$745,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,411 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, Interior Lot, Landscaped, Level, No Back Lane, Rectangular Lot, F		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

****PRIME SOUTH-FACING BACKYARD | PROFESSIONALLY FINISHED BASEMENT | Roof & Siding (2022).** Welcome to this meticulously maintained home, perfectly situated on a premium south-facing TRADITIONAL lot, offering over 3,400 sq. ft. of beautifully developed living space. The well-planned layout offers excellent separation between everyday living, entertaining, and private spaces across three levels. The main floor features a formal living room that can easily be repurposed as a main-floor office or bedroom, along with a generous family room ideal for everyday living and entertaining. At the heart of the home is a spacious gourmet kitchen, complemented by a dedicated dining area, an impressive walk-through pantry, a convenient mudroom, and a 2-piece powder room (Conveniently located directly above the basement utility room, this washroom offers excellent potential to be upgraded into a full bathroom with the addition of a shower). Direct access to the attached double garage adds everyday convenience. Upstairs, the home continues to impress with a large family/bonus room, perfect for movie nights, a children's play area, or a second lounge. The spacious primary retreat features a walk-in closet and a generous 4-piece ensuite. Two additional bedrooms, another full 4-piece bathroom, and a versatile den complete the upper level. The basement provides outstanding additional living space, including a massive recreation room with plenty of room for a home theatre, games area, gym, or family entertainment space. A fourth bedroom, 3-piece bathroom, utility room, closets, and additional storage complete this highly functional lower level. A double attached garage adds further convenience. With multiple living areas, four bedrooms across the upper and lower levels, a spacious bonus room, a versatile den, a

substantial pantry, and an expansive basement recreation space, this home delivers the flexibility and functionality today's families are looking for. The roof and Siding were replaced in 2022. Call today to book your private viewing!?!? ***Quick Possession Available | Asking Price Includes GST – No Additional GST!*** Call today to book a private viewing.