

**2408, 155 Silverado Skies Link SW
Calgary, Alberta**

MLS # A2224764



\$470,000

Division:	Silverado		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC(pre 1p2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: n/a

Discover this beautiful 3-bedroom townhouse in the charming community of Silverado, offering an inviting open floor plan perfect for modern living. The well-appointed kitchen features crisp white cabinetry, a functional island, and ample counter space, ideal for both everyday meals and culinary adventures. A distinct eating area, separate from the main living space, provides a wonderful setting for intimate family dinners or lively entertaining. The spacious living room spans the entire rear of the home, offering direct access to a private patio – perfect for outdoor relaxation. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a 4-piece ensuite, as well as an additional 4-piece main bath for the kids or guests to use. The undeveloped basement presents a fantastic opportunity for future customization, with laundry conveniently located there. This home also boasts a single attached garage. The location is truly exceptional, providing easy access to local shops, restaurants, and grocery stores within the community. Enjoy being just a 10-minute drive from both Spruce Meadows and the Somerset-Bridlewood LRT station, while the state-of-the-art YMCA is also a short distance away. Excellent schools in the area complete this highly desirable package.