

32 SILVERADO SADDLE Court, Calgary T2X 0J1

MLS®#: **A2156844** Area: **Silverado** Listing Date: **08/23/24** List Price: **\$709,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **3,961 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,933**
 Low Sqft:
 Ttl Sqft: **1,933**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Few Trees,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Street Lighting,See Remarks,Views**
 Park Feat: **Double Garage Attached,Driveway,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**

Construction: **Concrete,Manufactured Floor Joist,See Remarks,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,See Remarks,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`6" x 9`6"	Kitchen	Main	10`1" x 13`6"
Dining Room	Main	10`2" x 12`6"	Living Room	Main	11`5" x 13`11"
Laundry	Main	6`3" x 8`8"	Bedroom - Primary	Upper	11`4" x 13`11"
Bedroom	Upper	9`7" x 10`1"	Bedroom	Upper	9`7" x 10`1"
Bonus Room	Upper	12`0" x 13`11"	2pc Bathroom	Main	4`9" x 4`11"
4pc Bathroom	Upper	7`9" x 8`3"	5pc Ensuite bath	Upper	8`3" x 10`7"

