

## 32 SILVERADO SADDLE Court, Calgary T2X 0J1

Playground

Heating:

Sewer: Ext Feat:

Int Feat:

Listing 08/23/24 List Price: **\$709,900** MLS®#: A2156844 Area: Silverado

Status: Active County: Calgary Change: -\$25k, 04-Sep Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area 2009 Abv Saft:

Low Sqft:

3,961 sqft Ttl Sqft:

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

26

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Lawn, Low Maintenance Landscape, No Neighbours

1,933

1,933

Behind, Landscaped, Level, Street Lighting, See Remarks, Views

**Double Garage Attached, Driveway, See Remarks** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas 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

Central Vacuum, Granite Counters, Kitchen Island, See Remarks, Vinyl Windows

Utilities:

## Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-1N

Legal Desc: **0713971** 

Remarks

Pub Rmks:

Welcome to the beautiful community of Silverado! Nestled inside of a quiet cul-de-sac, you will find your family home. This 1930+ sq ft, 2 story home is bright and cheerful, with an abundance of windows for natural light! Home boasts an open floor plan, 9' knock-down ceilings, main floor laundry, hardwood flooring throughout entrance and kitchen/dining area, spacious kitchen with maple cabinetry, raised eating bar, granite countertops with tile backsplash and a gas fireplace with tile surround. Patio doors off the dining area lead to a large back deck and over look the adjacent school green space. Upstairs is comprised of a bonus room and 3 generous sized bedrooms, with the master featuring a 5 pc ensuite and walk-in closet. Complete interior of home has recently been painted in neutral earth tones, as well as new carpet throughout. This is a well laid-out home, and one you won't want to miss. Located minutes from schools, shopping and the well renowned Spruce Meadows!

Inclusions: N/A

Property Listed By: RE/MAX Landan Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123