

**32 SILVERADO SADDLE Court, Calgary T2X 0J1**

MLS® #: **A2173639** Area: **Silverado** Listing Date: **10/17/24** List Price: **\$699,900**  
 Status: **Active** County: **Calgary** Change: **None** 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

**12**  
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"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**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:  
Property Listed By: **N/A**  
**RE/MAX Landan Real Estate**

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











