



THE
A-TEAM

**RE/MAX
FIRST**

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

35

Layout

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

Parking

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

Access:

Lot Feat:

Park 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 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
Entrance	Main	5`6" x 9`6"
Dining Room	Main	10`2" x 12`6"
Laundry	Main	6`3" x 8`8"
Bedroom	Upper	9`7" x 10`1"
Bonus Room	Upper	12`0" x 13`11"
4pc Bathroom	Upper	7`9" x 8`3"

Room	Level	Dimensions
Kitchen	Main	10`1" x 13`6"
Living Room	Main	11`5" x 13`11"
Bedroom - Primary	Upper	11`4" x 13`11"
Bedroom	Upper	9`7" x 10`1"
2pc Bathroom	Main	4`9" x 4`11"
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! OPEN HOUSE SATURDAY NOV 16 / 2024 FROM 1 TO 3PM

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







