



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 SILVERADO SADDLE Heights, Calgary T2X 0H7**

MLS® #: **A2179963**

Area: **Silverado**

Listing Date: **11/30/24**

List Price: **\$624,900**

Status: **Pending**

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: **3,143 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Private,Rectangular Lot**  
Park Feat: **Double Garage Detached**

DOM

**21**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Other,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Laminate Counters,Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`0" x 6`6"	Kitchen	Main	12`9" x 15`10"
Dining Room	Main	10`0" x 10`6"	Living Room	Main	12`11" x 17`0"
Mud Room	Main	3`1" x 3`7"	Bedroom - Primary	Upper	11`6" x 12`11"
Bedroom	Upper	9`3" x 10`7"	Bedroom	Upper	9`4" x 10`4"
Laundry	Upper	3`0" x 5`0"	2pc Bathroom	Main	4`6" x 5`5"
4pc Bathroom	Upper	4`11" x 7`3"	4pc Ensuite bath	Upper	4`5" x 11`7"
2pc Bathroom	Basement	4`2" x 5`4"	Family Room	Basement	10`2" x 14`8"

**Flex Space**

**Basement**

**11`8" x 12`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0713971**

Zoning:

**R-G**

Remarks

Pub Rmks:

**This beautifully updated Silverado home offers over 2,100 sq. ft. of developed living space and is loaded with recent upgrades. Highlights include brand new carpet, updated vinyl plank flooring, fresh paint, new roof shingles (on both the house and garage), new siding, gutters, and a durable new garage man door. The thoughtful open-concept design features large windows, creating a bright and inviting atmosphere. Upstairs, you'll find 3 generously sized bedrooms, including a grand primary suite with a walk-in closet, soaker tub, walk-in shower, and plenty of vanity space. The convenient upper level laundry is located just steps from the bedrooms. The main level dining area is spacious enough for a large table, while the open concept kitchen offers a pantry, island with breakfast bar, and ample counter space. Step outside to the large deck directly off the kitchen, perfect for hosting BBQs or enjoying your morning coffee. The beautifully landscaped backyard, with a private walkway, offers a serene outdoor retreat, while the double detached garage provides private parking. Stay cool during summer with the added comfort of central A/C. The fully finished basement adds extra living space for family movie nights, a home gym, or storage and includes a 2-piece bathroom. Situated on a quiet street, this home truly has it all. Don't miss your opportunity to view it today!**

Inclusions:

**N/A**

Property Listed By:

**eXp Realty**

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



GROSS AREA 14 Silverado Saddle Heights SW - Calgary  
MAIN LEVEL: 735.5 SqFt, UPPER LEVEL: 748 SqFt  
BASEMENT: 696.01 SqFt  
TOTAL: 1483.5 SqFt  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









