



THE
A-TEAM

**RE/MAX
FIRST**

9 SILVERADO SADDLE Heights, Calgary T2X 0H7

MLS®#: **A2182453**

Area: **Silverado**

Listing Date: **12/11/24**

List Price: **\$729,987**

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: **3,907 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,948**
Low Sqft:
Ttl Sqft: **1,948**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Yard,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Yard Lights,Rectangular Lot,Rolling Slope,See Remarks Double Garage Attached,Driveway,Garage Door Opener,Off Street,On Street

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,BBQ gas line,Courtyard,Fire Pit,Garden,Lighting,Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
Int Feat: **Bar,Bathroom Rough-in,Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,See Remarks,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`4" x 10`2"
2pc Bathroom	Main	4`9" x 4`11"
Bedroom	Upper	10`2" x 9`8"
Pantry	Main	4`8" x 5`1"
Living Room	Main	14`0" x 12`0"
5pc Ensuite bath	Upper	8`5" x 7`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Laundry	Main	6`4" x 8`6"
Bonus Room	Upper	14`0" x 12`1"
4pc Bathroom	Upper	8`6" x 7`10"
Kitchen	Main	11`3" x 13`9"
Bedroom	Upper	10`2" x 9`8"
Bedroom - Primary	Upper	14`0" x 11`5"

Entrance	Main	10` 4" x 7` 11"	Other Legal/Tax/Financial	Upper	8` 9" x 5` 10"
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Title: Fee Simple Legal Desc:	0713971	Zoning: R-G	Remarks		
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Pub Rmks: **A spectacular locale is calling! Giddy up and welcome to the much-acclaimed neighborhood of Silverado. This magnificent, updated 2-storey home offers carefree living, conveniently located near Ron Southern Public Elementary School, a Christian Elementary, and a soon-to-open Grade 7-12 French public school. Step into the spacious foyer with double-door French closets and feel at home. The main floor boasts new luxury modern vinyl flooring, and a bright, stylish guest bathroom sure to impress visitors. The open-concept kitchen, dining, and family room create the perfect space for seamless conversations and activities. The kitchen's charcoal-colored stainless steel refrigerator, brand-new Bosch dishwasher, granite countertops and multi-hue LED lighting are spectacular. The garage leads to a main-floor laundry area with combo appliances, a walk-through butler pantry, and a vestibule with new cabinets for easy grocery storage. Don't miss the all-season all enclosed atrium off the kitchen. Incredible downslide to open the windows for encompassing the summer breeze. Upstairs, unwind in the serene primary bedroom with a vaulted, star-catching ceiling and a very spacious walk-in closet. The additional large bedrooms and a versatile master bonus room complete the upper level. Outside, enjoy a low-maintenance yard with shrubs, perennials, and a gravel patio featuring professional-grade athlete training astro turf—no lawnmower required! Builder was Excel Homes.. Call today for your private viewing and make this spectacular home yours!**

Inclusions:	N/A
Property Listed By:	RE/MAX iRealty Innovations

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









