



THE
A-TEAM

**RE/MAX
FIRST**

93 SILVERADO SADDLE Heights, Calgary T2X0H9

MLS®#: **A2195013** Area: **Silverado** Listing Date: **02/15/25** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **3,896 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,975**
 Low Sqft:
 Ttl Sqft: **1,975**

DOM

49
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	17`0" x 13`2"	Kitchen	Main	12`8" x 12`2"
Dinette	Main	11`11" x 9`1"	2pc Bathroom	Main	7`3" x 2`10"
Bedroom - Primary	Upper	13`8" x 12`0"	5pc Ensuite bath	Upper	11`11" x 8`0"
Bedroom	Upper	10`10" x 9`11"	Bedroom	Upper	9`11" x 9`11"
Bonus Room	Upper	17`11" x 16`11"	4pc Bathroom	Upper	8`9" x 4`11"
Laundry	Upper	6`2" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0713971

Zoning:
R-G

Remarks

Pub Rmks: **This 2-story JAYMAN Built House with a front attached garage has a total 3 of bedrooms and 2 and 1/2 bathrooms located in the desired community of Silverado, close to public schools, a park, and easy access to highways. The main floor has an open to above on the entrance that leads towards the family room, The kitchen has a granite counter loaded with stainless steel appliances, dining area with a patio door takes you to the backyard Deck. The upper floor has a Bonus room to entertain family and friends, The 5 pcs Ensuite master bedroom, 2 more good size bedrooms with 4 pcs common bathroom also has laundry room. The basement is unfinished with rough-in plumbing, waiting for you to build your desire, be the first one to view this property, call your favourite realtor to book your showing.**

Inclusions:
Property Listed By: **Gazebo Frame
RE/MAX Real Estate (Central)**

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











