

# **\$649,900 - 93 Silverado Saddle Heights Sw, Calgary**

MLS® #A2231367

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,944 sqft  
Residential on 0.09 Acres

Silverado, Calgary, Alberta

Welcome to this beautifully maintained home in the desirable community of Silverado! Step inside and you'll immediately appreciate the 9' ceilings, hardwood flooring and open-concept floor plan. The fully equipped kitchen features GRANITE countertops, a NEW UPGRADED refrigerator with a water line and ice dispenser (2024), plenty of cabinets for ample storage and a WALKTHROUGH PANTRY. The spacious living room is a great place to host friends and family! Upstairs you'll find 3 generously sized bedrooms with the primary bedroom featuring a walk-in closet and a 5-pc ensuite bathroom with GRANITE countertops and DUAL SINKS. Another 4-pc bathroom also with GRANITE countertops, a large family room and an UPSTAIRS LAUNDRY room complete this level. The backyard is a sight to behold! Featuring ~\$60,000 in PROFESSIONAL landscaping work, WEST-FACING and a gas line for BBQ, the backyard is perfect for enjoying those warm summer evenings! Other notable UPGRADES in this home include NEWER ROOF, SIDING, EAVESTROUGHS, DOWNSPOUTS and SOFFITS (2021), NEW FURNACE and hot water tank (2023), an extended driveway, built-in home speaker system in the upper level and UPGRADED LED lighting fixtures on the main level. Conveniently located within walking distance to the Holy Child Catholic school, the new French immersion school and a short drive to the Ron Southern K-6 school,



the Silverado shopping complex with multiple shops and restaurants, the Spruce Meadows Equestrian facility and the Sirocco Golf Course! Access to the rest of the city is a breeze via Stoney Trail and a 5-minute drive to the Bridlewood-Somerset C-Train station. This home has been lovingly cared for and pride of ownership is evident throughout! Call to book your private showing today.

Built in 2008

### **Essential Information**

MLS® #	A2231367
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,944
Acres	0.09
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	93 Silverado Saddle Heights Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0H9

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Landscaped, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 15th, 2025

Days on Market 28

Zoning R-G

HOA Fees 210

HOA Fees Freq. ANN

## Listing Details

Listing Office eXp Realty

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