



GRASSROOTS
REALTY GROUP

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24 Silverado Saddle Court SW
Calgary, Alberta

MLS # A2259849



\$724,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,668 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Basement: White built in cabinets. The Projector, Screen, Receiver, Left, Right & Center Speakers, Wet Bar Fridge - Are As is. Built in shelving in Utility Rm, 2 Garage Remotes, Garden Shed, Exterior Motion Detector Lights & Camera.

Better than new! Remodelled & turnkey ready. Located on a cul de sac & backing directly onto an expansive green space! Step into 9 foot ceilings on the main floor accented by sweeping windows with views of your back yard & beyond. The modern new professionally installed Legacy kitchen has full height soft close cabinetry, a pantry with roll out shelving, granite counter tops, newer gas stove & stainless steel appliances. 3.5 updated bathrooms all with granite vanities, new sinks and refinished cabinetry. Fresh paint through out, updated lighting & window treatments, new carpet, central air, newer shingles and vinyl deck with glass railing. The exterior trim is freshly painted, and the fence recently stained. This well laid out, functional, open concept layout flows seamlessly from the beautiful kitchen to a generous dining nook & comfortable living room with newly resurfaced tile gas fireplace. A spacious back entry offers a large coat closet and interior access to the double attached garage with attic storage. The welcoming front foyer, with its soaring ceiling, greets guests and family, while a stylishly updated half bath is thoughtfully located away from the main living spaces. Upstairs the carpet is new and lush. The primary suite features an updated 5 pc ensuite with 2 separate sinks, a separate shower, soaker tub & private water closet. The walk in closet with built in closet organizer is a treat. Upper level laundry, a computer cove another updated full 4 pc bath and two generous secondary bedrooms one of which includes its own walk in closet complete the upper level. The bright, fully finished basement with egress windows, is awesome! Ther is a beautiful 3 pc bathroom with walk in shower, a wet bar, built in cabinetry and a large open family room. This home is close to three schools, shopping, eateries, coffee shops, and professional services. Enjoy quick access to Stoney

Trail and an abundance of walking and biking paths. The world-class Spruce Meadows is moments away. Living the Silverado lifestyle means convenience and nature at your doorstep everyday!