



GRASSROOTS
REALTY GROUP

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114 Silverado Saddle Crescent SW
Calgary, Alberta

MLS # A2266108



\$575,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Jetted Tub, Kitchen Island, Laminate Counters, Pantry		

Inclusions: Alternative Washer & Dryer will be provided

Tucked away on a quiet street in Calgary's desirable Silverado community, this inviting 3+1 bedroom, 2.5 bath home offers space, style, and smart upgrades throughout. From the moment you arrive, you'll notice the pride of ownership and thoughtful details that make this property stand out — from the Gemstone lights that frame the exterior to the welcoming curb appeal of a well-kept home in a family-friendly neighborhood. Step inside and you're greeted by a bright, open main floor designed for easy living. The living room features a gas fireplace with built-ins, perfect for cozy evenings or displaying your favorite décor. Large windows fill the space with natural light, and the layout flows seamlessly into the kitchen and dining area at the back of the home. The kitchen offers a central island, stainless steel appliances, and a corner pantry for added convenience. The dining area fits a large table for family meals or gatherings, with a back door opening to the west-facing yard — great for sunset dinners or weekend BBQs. A 2-piece bath with laundry area completes the main floor. Upstairs, the primary bedroom is thoughtfully separated from the secondary bedrooms for added privacy. It features a 4-piece ensuite with a jetted tub, while a central 4-piece main bath serves the two additional bedrooms. It's a functional layout that works perfectly for families or guests. The partially finished basement adds versatility, already offering a 4th bedroom and ample storage with plenty of space to expand — create a recreation area, home gym, or add another bathroom to suit your needs. A second laundry hookup downstairs adds extra flexibility for guests, teens, or shared living arrangements. Outside, enjoy a low-maintenance west-facing backyard with a deck, stamped concrete patio, and a pathway to the double detached garage. The

garage is insulated and heated, with extra electrical conduit ready for an EV charger or other electrical needs. Additional highlights include air conditioning, gas BBQ hookup, new shingles on both the house and garage, and Gemstone lights that elevate curb appeal all year long. Silverado is a well-established community with schools, parks, shopping, restaurants, and quick access to Stoney Trail and Macleod Trail. A home that truly delivers on comfort, functionality, and location — ready for you to move in and enjoy.