



GRASSROOTS
REALTY GROUP

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37 Silverado Saddle Avenue SW
Calgary, Alberta

MLS # A2280364



\$589,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Looking for a home where all the big-ticket items are already done? Look no further. Meticulously maintained by the original owners, this home and garage have seen extensive upgrades within the last five years, including new shingles, siding, eavestroughs, downspouts, furnace, central AC, hot water tank, and the majority of the appliances. The entire home has also been freshly repainted, making it truly move-in ready. The main floor offers a private front office, while the remainder of the layout is bright and open. The kitchen features a brand-new refrigerator, newer sleek black stainless steel appliances, an island with an eating bar, and a pantry. The dining area is filled with natural light, and the living room is anchored by a cozy corner gas fireplace and has built-in speakers. Upstairs, you'll find three spacious bedrooms and a full 4-piece guest bathroom with a linen closet. The primary retreat easily accommodates king-sized furniture and includes a walk-in closet and a 3-piece ensuite. The fully finished basement adds even more living space with a family room featuring a second gas fireplace, a games area, a 4-piece bathroom, a fourth bedroom, and laundry. Enjoy the sunny, south-facing backyard complete with full fencing and a large deck that is perfect for entertaining. Custom Gemstone lighting enhances the exterior, creating a welcoming first impression day or night. The double detached garage provides ample space for parking and storage. Out front, a charming covered porch overlooks the Complexe Scolaire Francophone de Silverado School. Ideally located on a quiet street and within walking distance to green spaces, walking paths, and all amenities. This home offers comfort, convenience, and peace of mind.