



GRASSROOTS
REALTY GROUP

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32 Silverado Saddle Court SW
Calgary, Alberta

MLS # A2156844



\$734,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,934 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, See Remarks, Stone, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to the beautiful community of Silverado! Nestled inside of a quiet cul-de-sac, you will find your family home. This 1930+ sq ft, 2 story home is bright and cheerful, with an abundance of windows for natural light! Home boasts an open floor plan, 9' knock-down ceilings, main floor laundry, hardwood flooring throughout entrance and kitchen/dining area, spacious kitchen with maple cabinetry, raised eating bar, granite countertops with tile backsplash and a gas fireplace with tile surround. Patio doors off the dining area lead to a large back deck and over look the adjacent school green space. Upstairs is comprised of a bonus room and 3 generous sized bedrooms, with the master featuring a 5 pc ensuite and walk-in closet. Complete interior of home has recently been painted in neutral earth tones, as well as new carpet throughout. This is a well laid-out home, and one you won't want to miss. Located minutes from schools, shopping and the well renowned Spruce Meadows!