



**9 Silverado Saddle Heights SW
Calgary, Alberta**

MLS # A2182453



\$729,987

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Off Street, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

A spectacular locale is calling! Giddy up and welcome to the much-acclaimed neighborhood of Silverado. This magnificent, updated 2-storey home offers carefree living, conveniently located near Ron Southern Public Elementary School, a Christian Elementary, and a soon-to-open Grade 7–12 French public school. Step into the spacious foyer with double-door French closets and feel at home. The main floor boasts new luxury modern vinyl flooring, and a bright, stylish guest bathroom sure to impress visitors. The open-concept kitchen, dining, and family room create the perfect space for seamless conversations and activities. The kitchen's charcoal-colored stainless steel refrigerator, brand-new Bosch dishwasher, granite countertops and multi-hue LED lighting are spectacular. The garage leads to a main-floor laundry area with combo appliances, a walk-through butler pantry, and a vestibule with new cabinets for easy grocery storage. Don’t miss the all-season all enclosed atrium off the kitchen. Incredible downslide to open the windows for encompassing the summer breeze. Upstairs, unwind in the serene primary bedroom with a vaulted, star-catching ceiling and a very spacious walk-in closet. The additional large bedrooms and a versatile master bonus room complete the upper level. Outside, enjoy a low-maintenance yard with shrubs, perennials, and a gravel patio featuring professional-grade athlete training astro turf—no lawnmower required! Builder was Excel Homes.. Call today for your private viewing and make this spectacular home yours!