



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

**MLS # A2293585**



**\$715,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,912 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** Appliances

Beautifully maintained and move-in ready family home located on a quiet cul-de-sac in the desirable community of Silverado. This air-conditioned two-storey offers over 2,500 sq ft of well-designed living space with 4 bedrooms and 3.5 bathrooms, plus a fully developed basement. The bright and open main floor features a spacious living area and a functional kitchen complete with a gas stove, walk-through pantry, and a large center island—perfect for everyday living and entertaining. Upstairs you’ll find a generous bonus room, three well-sized bedrooms, a full bathroom, and a comfortable primary suite with a walk-in closet and a 4-piece ensuite featuring a relaxing jetted tub. The fully finished basement adds even more living space with a family room, an additional bedroom, and a full bathroom—ideal for guests or a growing family. Step outside to enjoy the beautifully landscaped backyard with a deck, retaining walls, and a dog run. Conveniently located near schools, shopping, parks, and amenities, this home offers excellent value in a fantastic location. Book your showing with your favourite Realtor today!