



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

MLS # A2324456



\$699,000

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

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

Inclusions: NA

OPEN HOUSE - SAT, JUN 27TH 12:00 TO 3:00PM Welcome to this beautifully maintained family home in the heart of Silverado, ideally situated directly across from expansive green space, scenic walking and biking pathways, and just steps from parks and playgrounds. This exceptional location offers the perfect balance of nature, recreation, and convenience, making it an ideal setting for families and outdoor enthusiasts alike. This air-conditioned two-storey home offers over 2,500 sq. ft. of developed living space with 4 bedrooms and 3.5 bathrooms. The bright and functional main floor features an open-concept layout with a spacious living room, a well-appointed kitchen complete with a gas stove, large centre island, and walk-through pantry, as well as a welcoming dining area overlooking the beautifully landscaped backyard. Upstairs, you'll find a generous bonus room, two spacious secondary bedrooms, a full bathroom, and a relaxing primary suite featuring a walk-in closet and a 4-piece ensuite with a jetted tub. The fully developed basement provides even more space with a large recreation room, an additional bedroom, and a full bathroom—perfect for guests, teenagers, or a home office. Step outside to enjoy the private backyard complete with a deck, retaining walls, fire pit area, and fenced dog run, creating the perfect space for entertaining or relaxing. Located just minutes from schools, shopping, restaurants, transit, and major roadways, while enjoying uninterrupted views of the surrounding green space and direct access to Calgary's extensive pathway system, this home offers an exceptional lifestyle in one of Silverado's most desirable locations. Don't miss your opportunity to make this wonderful home yours—book your private showing today!