



GRASSROOTS
REALTY GROUP

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4 Silverado Saddle Court SW Calgary, Alberta

MLS # A2344265



\$885,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Oversize		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Irregular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained home in one of Silverado's most desirable locations. Perfectly positioned on a quiet street and backing onto open green space, this beautifully maintained original owner home offers 3,191 square feet of developed living space, 4 bedrooms, and 4 bathrooms. From the moment you arrive, you'll appreciate the attractive curb appeal, mature landscaping, and inviting front entrance. The exterior was professionally redone with Hardie board siding, new soffit and fascia, and a new roof. Step inside to a bright open-concept main floor filled with natural light from the abundance of oversized windows. The heart of the home is the stunning chef-inspired kitchen, complete with a coffered ceiling, crisp white cabinetry, granite countertops, Silgranit sink, SS appliances, an oversized island with seating, stylish tile backsplash, and a walk-through pantry. The adjoining dining area overlooks the private backyard and opens directly onto the expansive deck, making indoor-outdoor living effortless. The inviting living room is anchored by a beautiful fireplace, creating the perfect place to relax with family or entertain guests. A functional mudroom with custom built-in storage bench and a well-appointed powder room complete this level. Upstairs you'll discover the luxurious primary retreat offers the perfect escape, featuring a 3 way gas fireplace, a spa-inspired ensuite with dual vanities, a deep soaker tub, a separate glass shower and a walk-in closet. The spacious bonus room is ideal for movie nights, a children's play area, or a second family room. Just outside is a perfect Den for a work-from-home or kids' homework area. Two additional bedrooms with walk-in closets and another full bathroom provide plenty of space for the entire family. The professionally finished basement expands your living space even further and offers incredible flexibility.

Complete with a large recreation room, a fourth bedroom (currently being used as a gym), a full bathroom with heated tile floors, and excellent storage. Step outside into your private backyard oasis where you'll find a beautifully professionally landscaped yard, a spacious deck, privacy screen, a lower stamped patio with a gas line for a fire pit, and plenty of room to entertain, barbecue, or simply relax. Backing onto open green space and walking paths, this home offers exceptional privacy with no immediate rear neighbours. Additional highlights include a new refrigerator, microwave, central air conditioner, furnace and carpet. Furthermore, it includes a water softener, reverse osmosis system, in-ceiling speakers, Hunter Douglas blinds, an oversized garage with an extended driveway for 5 vehicles. The location is truly outstanding. Silverado is one of Calgary's most desirable SW communities, known for its parks, playgrounds, extensive pathway system, schools, and quick access to shopping, restaurants, Spruce Meadows, the LRT Station, Stoney Trail, Macleod Trail and numerous amenities. Come on Buy!