

117 Silverado Saddle Heights SW
Calgary, Alberta

MLS # A2293585



\$730,000

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, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!