

**88 Silverado Saddle Avenue SW**  
**Calgary, Alberta**

**MLS # A2295467**



**\$749,000**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,034 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Steam Room, Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to this meticulously maintained, fully developed Corner-LOT HOME in the highly sought community of SILVERADO &mdash; offering over 2,700 sq ft of thoughtfully designed living space across three finished levels. Perfectly located just steps from schools, parks, and transit, this home combines comfort, functionality, and lifestyle. This well designed a two-storey home features 5 BEDROOMS and 3.5 BATHROOMS , making it ideal for growing families or multi-generational living. The main floor impresses with a chef-inspired kitchen complete with granite countertops, stainless steel appliances, corner pantry, large island with breakfast bar, and a bright dining area. The inviting living room showcases a cozy gas fireplace with TV niche, while 9-ft ceilings, a versatile home office or main-floor bedroom, and convenient main-floor laundry complete the space. Upstairs, enjoy DRAMATIC SPACIOUS BONUS ROOM with soaring 11-ft ceilings, perfect for relaxing or entertaining. The PRIMARY SUITE is a private retreat featuring a walk-in closet and a luxurious 6-PIECE ENSUITE with double vanities, a separate shower, and a corner soaker tub. Two additional generously sized bedrooms and a full 4-piece bathroom complete the upper level. The FULLY DEVELOPED BASEMENT is built for entertainment &mdash; featuring a stylish wet bar with granite counters, a dedicated home theatre with 112&rdquo; screen, 4K HD projector, and 5.1 surround sound, a large family room, an additional bedroom, and a spa-inspired bathroom with a multi-jet body spray shower. Additional highlights include: Central A/C (2022), Reverse osmosis system & water softener, Insulated and drywalled garage, Private, deck and lower patio, and Potential for RV parking Step outside to your relaxing backyard, complete with mature trees and a spacious deck &mdash; perfect for summer gatherings or quiet

evenings. Ideally located close to shopping, restaurants, cafes, parks, schools, transit, and major amenities, this home offers exceptional value in a family-friendly community. A rare opportunity to own a home that truly has it all &mdash; space, comfort, location, and lifestyle.