

\$688,000 - 76 Silverado Saddle Avenue Sw, Calgary

MLS® #A2114782

\$688,000

3 Bedroom, 3.00 Bathroom, 1,925 sqft
Residential on 0.09 Acres

Silverado, Calgary, Alberta

Welcome to this pristine and thoroughly renovated Silverado residence, boasting 1925 sq ft of meticulously developed living space. As you enter, a soaring foyer welcomes you, setting the stage with its warm-toned tiles that stretch across the main floor. Abundant large windows illuminate the open floor plan, giving natural light that highlights the modern, yet timeless design. The space is bathed in neutral tones, creating a warm atmosphere. The dining area is spacious, perfect for those who love to entertain. Complemented by an upgraded kitchen that features sleek cabinetry, new stainless-steel appliances, a central island with granite countertops, a newer sink faucet, and a walk-through pantry for utmost convenience. A cozy family room with a fireplace and a convenient half bath complete the main level, ensuring comfort and style in every corner. Ascending the stairs, you'll discover a versatile bonus room, a primary bedroom equipped with both an en-suite and walk-in closet, along with the convenience of upper-level laundry. Two additional generously sized bedrooms and another 4-piece bathroom are enhanced with extra windows, filling each room with an abundance of natural light. The bathrooms have been upgraded to include showers, modern fixtures, and new toilet seats, marrying comfort with elegance seamlessly. The lower level presents a canvas for your imagination, whether you envision a home gym or a playful recreation room, with the potential to add a powder room for extra



functionality. A new hot water tank was installed in 2022, adding to the home’s appeal. This home also comes with a water softener, central vacuum system and attachments, a security system, and a back deck gazebo. Your double attached garage offers convenience for chilly mornings and additional storage solutions, and comes with a new garage opener. In 2022, the home’s exterior was completely revamped, including a hail-resistant class 4 roof and durable siding, ensuring both beauty and resilience. Situated in the heart of Silverado, this home is ideally located near schools, playgrounds, dog parks, restaurants, transportation, and shopping - everything your family could need is just moments away. Plus, with easy access to Stoney Trail, your commute is sure to be a breeze. The construction down the street is K-6 and 7-12 schools for the Southern Francophone Education Region, and will be able to accommodate 350 students. Don’t let this opportunity to own this home pass you by. Schedule a showing today with your favorite agent and step into this move in ready home!

Built in 2009

Essential Information

MLS® #	A2114782
Price	\$688,000
Sold Price	\$678,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,925
Acres	0.09
Year Built	2009
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	76 Silverado Saddle Avenue Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0J1

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Gazebo, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
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Date Sold	April 8th, 2024
Days on Market	24
Zoning	R-1N
HOA Fees	210.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Diamond Realty & Associates LTD.

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