

81 Silverado Saddle Heights SW Calgary, Alberta

MLS # A2226031



\$619,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,785 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: NA

Original Owner | 4 Bedrooms | Finished Basement | Central A/C | Fresh Paint & Carpet | East-Facing | Immediate Possession Welcome to this immaculate and beautifully updated home in the heart of Silverado, one of Calgary's most sought-after family communities. Proudly owned and meticulously maintained by the original owner, this property offers over 2,300 sq. ft. of fully developed living space, including 4 spacious bedrooms and 3.5 modern bathrooms—perfect for families of all sizes. The main floor impresses with 9-foot ceilings, a sun-filled west-facing living room anchored by a stunning fireplace, and a chef-inspired kitchen featuring a large island, raised eating bar, sleek countertops, and premium finishes. The adjacent dining area overlooks the beautifully landscaped backyard—ideal for family meals or entertaining. A generous laundry room with custom storage and a stylish 2-piece bath complete the main level. Upstairs offers three well-proportioned bedrooms, a versatile bonus room, and a 4-piece bathroom. The primary suite is a serene retreat with a large walk-in closet and a luxurious 5-piece ensuite with double sinks, a soaker tub, and a separate stand-up shower. The fully finished basement extends your living space with a cozy family room, a private fourth bedroom, and a full 4-piece bathroom—perfect for guests or extended family. Central air-conditioning ensures year-round comfort. Step outside to enjoy summer evenings on the wood deck in the fully landscaped backyard. Recent upgrades include brand-new carpeting on the upper level, staircase, and living room, plus professional fresh paint throughout all three levels, giving the home a crisp, modern feel. Located within walking distance to three schools—a public elementary (K‐6), a Catholic (K‐9), and the Calgary Southern

Francophone School (K–6 & 7–12)—this home also offers quick access to Shawnessy Shopping Centre, the state-of-the-art YMCA, the Public Library, LRT Station, Stoney Trail, and Deerfoot Trail. Just minutes away is Spruce Meadows, an international destination for equestrian excellence. With east-facing morning light, a fully finished basement, and immediate possession available, this move-in-ready gem offers the perfect balance of style, comfort, and location. ? Watch the 3D Virtual Tour to experience this exceptional home in full detail!