

# \$619,900 - 81 Silverado Saddle Heights Sw, Calgary

MLS® #A2226031

**\$619,900**

4 Bedroom, 4.00 Bathroom, 1,785 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

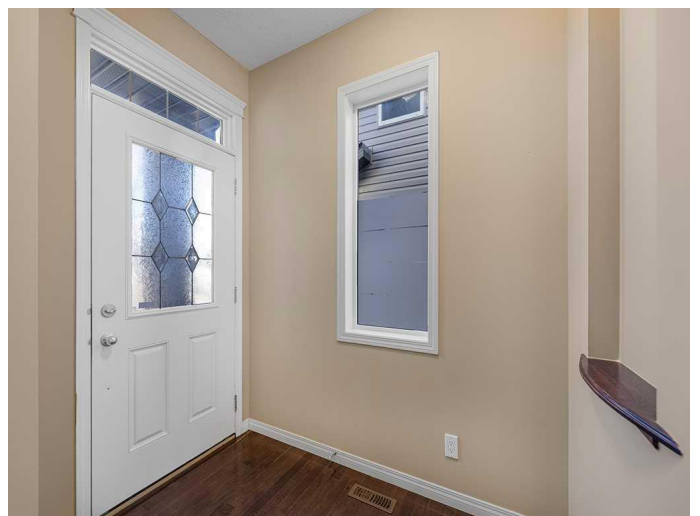
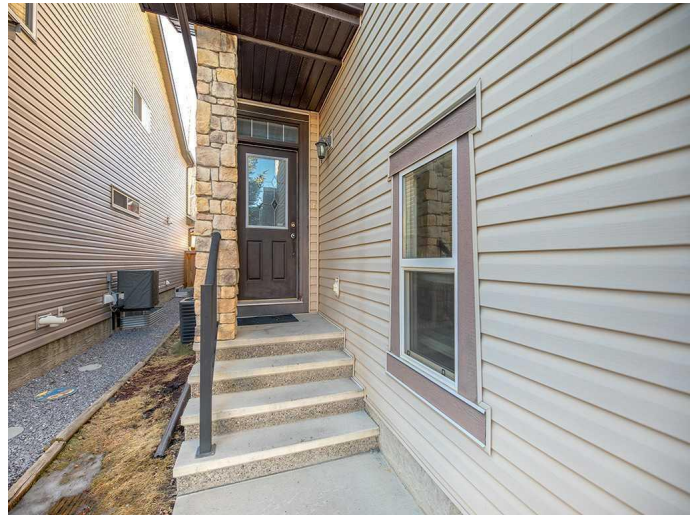
Original Owner | 4 Bedrooms | Finished Basement | Central A/C | Fresh Paint & Carpet | East-Facing | Immediate Possession

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 bathroomâ€”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 schoolsâ€”a public elementary (Kâ€“6), a Catholic (Kâ€“9), and the Calgary Southern Francophone School (Kâ€“6 & 7â€“12)â€”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!

Built in 2009

### **Essential Information**

MLS® #	A2226031
Price	\$619,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,785
Acres	0.08
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	81 Silverado Saddle Heights Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 0H9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                8  
Zoning                              R-G  
HOA Fees                        219  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Homecare Realty Ltd.

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