

\$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

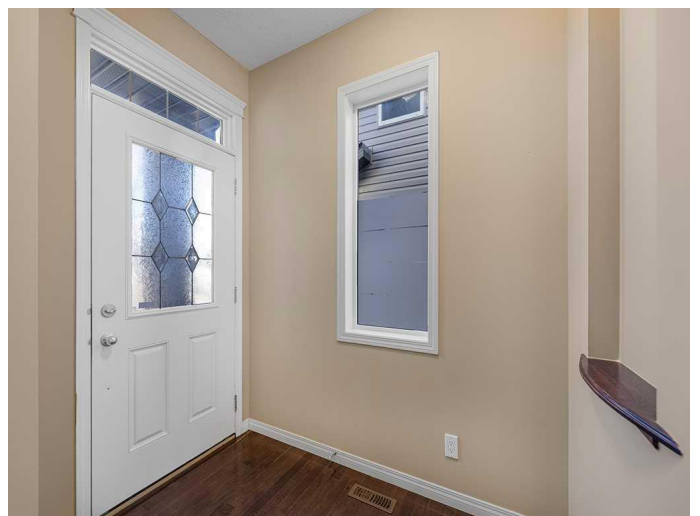
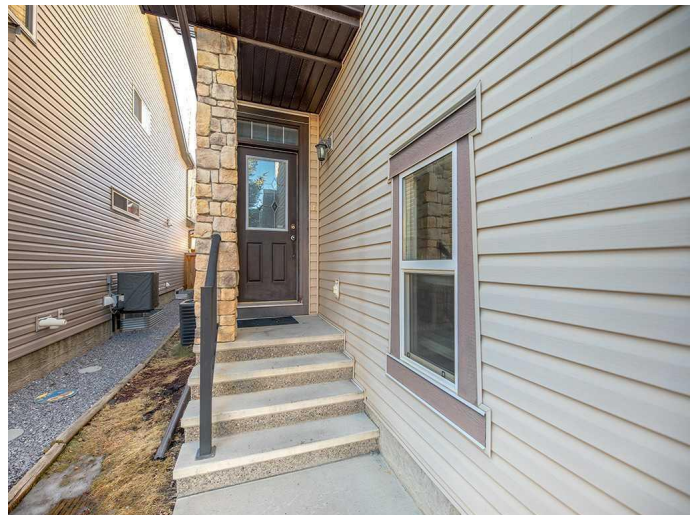
Original Owner | 4 Bedrooms | Finished Basement | Central A/C | Fresh Paint & Carpet | East-Facing | Immediate Possession

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 9
Zoning R-G
HOA Fees 219
HOA Fees Freq. ANN

Listing Details

Listing Office Homecare Realty Ltd.

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