

4, 7900 Silver Springs Road NW  
Calgary, Alberta

MLS # A2242024



# \$430,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Silver Springs                                       |               |                   |
| <b>Type:</b>     | Residential/Other                                    |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,386 sq.ft.   | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Landscaped, Many Trees                               |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 515   |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding  | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |          |

**Inclusions:** Attached shelving in garage

Welcome to this beautifully maintained home, nestled in a quiet, tree lined complex in the highly desirable community of Silver Springs. With over 1,640 square feet of total living space, this home offers a perfect blend of comfort, functionality, and charm; ideal for families, professionals, or anyone seeking a tranquil yet connected lifestyle. Upon entry, you're greeted by a spacious foyer that leads to the bright and inviting main level. The heart of the home is the stunning living room, featuring hardwood flooring, soaring ceilings, an expansive window that floods the space with natural light, and a striking floor to ceiling slate fireplace; creating a welcoming atmosphere perfect for relaxing or entertaining. Adjacent to the living area, the open concept dining room flows seamlessly into the kitchen, making it ideal for hosting. The kitchen, offers an abundance of cabinetry, black appliances, epoxy countertops, and a cozy breakfast nook with sliding patio doors that open to a serene backyard with a generous deck; perfect for outdoor dining and summer gatherings. For added convenience, the main floor includes a powder room and a laundry area. Upstairs, enjoy a unique loft style sitting area on the stairwell landing, overlooking the living space below and accented by large windows that fill the home with light. The upper level features a flexible open loft; perfect for a home office or reading nook, along with a 4 piece bathroom and two spacious bedrooms, including a lovely primary suite complete with a private 2 piece ensuite. The fully finished lower level offers even more living space, including a versatile recreation room, an updated 3-piece bathroom, ample storage, and direct access to the attached garage. Additional highlights include a recently replaced hot water tank and pride of ownership throughout. This beautifully kept complex is family friendly and professionally managed,

tucked away in a peaceful setting while being close to everything you need. Walk to local schools, community gardens, playgrounds, and enjoy the nearby community centre with an outdoor public swimming pool. Nature lovers will appreciate the nearby botanical gardens, extensive walking and biking paths, and quick access to Bowmont and Bowness Parks via scenic trails leading right to the Bow River. With Crowfoot shopping centre, LRT access, Stoney Trail, and the mountains just minutes away, this home offers the ultimate combination of serenity and convenience!