



**8411 Silver Springs Road NW  
Calgary, Alberta**

**MLS # A2298472**



**\$799,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Other, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Hot Tub

This stunning Silver Springs beauty is is the one you have been waiting for. Absolutely move-in ready! With its great curb appeal, fully renovated and meticulously maintained interior, this "stop the car" home is ready for its new owners. A surprise awaits you once you enter the main level and view the large, granite-topped island, the very spacious and modern kitchen with tons of cabinets and no shortage of storage, stainless steel appliances, and the generous dining area. The bright living room is anchored with a lovely wood burning fireplace and accommodates different furniture configurations,. The main level offers beautiful hardwood flooring throughout, 3 bedrooms comprised of a large primary bedroom with a 2 pce ensuite, additional two bedrooms, and a 4 pce bath. The lower level offers 2 bedrooms, 4 pce bath, a separate laundry/storage area, and a large living room with a flex /dining/games area - your choice. An added bonus is the convenient kitchenette with a wet bar for popcorn and movie night snacks. This level is bright and inviting and offers another fireplace to add warmth and charm. This home received a COMPLETE RENOVATION IN 2019 with all the big tickets items done, and has been meticulously maintained. The south facing backyard offers a large deck, lower deck hot tub, and an oversized double detached garage, insulated and drywalled, with a new gas furnace, and a new overhead garage door . Silver Springs is a sought-after NW community with walking paths, Botanical Garden, Bowmont Park. A wonderful, convenient location, close to nature, minutes to Crowfoot Centre which offers every amenity imaginable, and close to transit. I know you will be proud to call this gem of a home your new home.