



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**108 Silver Springs Drive NW
Calgary, Alberta**

MLS # A2306718



\$600,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Lovingly maintained for over 50 years, this classic two-storey home sits on a quiet street in one of Northwest Calgary's most sought-after communities. Silver Springs has long been a favourite for families and outdoor enthusiasts alike, and this property puts you steps from the Silver Springs Botanical Garden and the extensive pathway network winding through the neighbourhood. The main floor offers comfortable living and dining spaces with room to gather, while the upper level features three bedrooms, including a master bedroom with a Juliet balcony overlooking the street, the perfect spot to start your morning with a coffee. The finished basement adds valuable square footage with a fourth bedroom and flex space. Two and a half bathrooms complete the home. Step outside to a 5,100 sq ft lot that truly delivers on outdoor living. A paver patio sets the stage for summer entertaining, while a generous stretch of flat, lush green lawn gives kids plenty of room to play. The double detached garage rounds out the package with secure parking and extra storage. Brand new hot water tank recently installed. Silver Springs is the kind of community where families put down roots and stay for decades, and it is easy to see why. Schools within the community include Silver Springs Elementary, St. Sylvester Elementary with its French Immersion program, and W.O. Mitchell Elementary, giving families excellent options right in the neighbourhood. The community association is exceptionally active, with a large sports program covering soccer, softball, and baseball, plus fitness classes, yoga, martial arts, skating rinks, and outdoor pools. Crowfoot Shopping Centre is just a short drive away, offering a full range of stores, restaurants, and services, and two local shopping plazas within Silver Springs provide everyday conveniences including medical offices, a drug store, hair salons, and more.

Whether you are looking to move in and enjoy it as-is or bring your own vision to a well-built canvas in an A+ location, this is a rare opportunity in a neighbourhood that rarely disappoints.