



**330 Silver Ridge Crescent NW
Calgary, Alberta**

MLS # A2307329



\$794,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,955 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Sloped Up		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Security Monitoring System with 4 cameras(two front and two back) Shed

Homes of this caliber rarely become available in established communities—especially one that has been so extensively upgraded and meticulously maintained over the past 20+ years. Boasting approximately 1,950 sq ft of thoughtfully designed living space, this home offers 4 bedrooms, 3.5 bathrooms, and a fully developed basement—perfect for growing families. Pride of ownership is evident throughout, with thoughtful renovations that have transformed this home into a truly exceptional offering. Ideally situated just steps from the ravine and pathway system, this location is perfect for outdoor enthusiasts who enjoy walking, biking, jogging, or spending time with pets. Families will appreciate the convenience of multiple nearby schools, playgrounds, a community centre, and an outdoor pool—all within easy reach. Set on a spacious pie-shaped lot, the west-facing backyard is bathed in afternoon sun and features a 21.6’ x 23.6’ oversized detached garage. A convenient breakaway fence provides additional access, ideal for storing a boat, small trailer, or extra vehicle. This home is designed for year-round comfort, complete with central air conditioning and two newer furnaces. Inside, you’ll find a bright, open-concept layout with an updated kitchen showcasing newer appliances. Walls have been removed to create seamless flow between the kitchen, dining, and living room—perfect for both entertaining and everyday living. Main floor den/flex room is perfect for at home workers. The upper levels feature hardwood and ceramic tile flooring throughout—no carpet—making this home both stylish and low-maintenance. Upstairs offers generously sized bedrooms, including a spacious primary retreat with a full ensuite and walk-in closet. The fully developed basement adds even more living space,

with plush carpeting, a fourth bedroom, additional bathroom, large family room, and a state-of-the-art home theatre room. Additional upgrades include a new electrical panel, professionally remediated aluminum wiring, security monitoring system with cameras, gas and wood-burning fireplaces, updated window panes, durable 50-year shingles, smart lighting hub, WiFi-enabled smart lock, and (2019) top-down/bottom-up blinds installed throughout the home. This is a rare opportunity to own a beautifully updated home in a highly sought-after location.