



GRASSROOTS

REALTY GROUP

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**68, 27 Silver Springs Drive NW
Calgary, Alberta**

MLS # A2309662



\$549,999

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Silver Springs | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,592 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Level, Many Trees, Treed | | |

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|--------------------|------------------------------|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, See Remarks, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 430 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Patio heater and outdoor kitchen appliances

Imagine starting your day with a walk through the Botanical Gardens or along the scenic Bowmont pathways—all just steps from your front door. This beautifully customized Silver Springs townhouse offers a lifestyle that’s hard to find and even harder to leave. Thoughtfully designed for both everyday living and entertaining, this one-of-a-kind home blends character, comfort, and functionality throughout. The chef-inspired kitchen is sure to impress with its gas range, expansive built-in fridge/freezer alongside the refrigerator, and exceptional workspace for cooking, hosting, and gathering with family and friends. Custom details, clever storage solutions, and unique design elements create a home that feels both inviting and practical. The warm and welcoming living spaces are ideal for everything from quiet evenings at home to entertaining guests. Upstairs, the primary retreat is truly something special. More than just a bedroom, it offers a private sanctuary complete with a cozy fireplace and an incredible dressing room that feels straight out of a luxury boutique. Two additional bedrooms and a full bathroom complete the upper level. An easily accessible attic provides valuable additional storage, perfect for keeping seasonal items and extra belongings neatly tucked away. The fully developed basement provides even more flexibility, featuring an additional bedroom and full bathroom ideal for overnight guests, visiting family, a home office, gym, or hobby space. A convenient stacked washer and dryer adds extra functionality, making this level well suited for guests, older children, or multi-generational living. You’ll also appreciate the generous crawlspace, offering exceptional storage for seasonal décor, luggage, and other household essentials. An attached garage and abundant storage throughout add to the home’s everyday convenience. Step

outside and discover an outdoor living space designed for making memories. Complete with an outdoor kitchen, pizza oven, and built-in patio heaters, it's the perfect place to host friends, enjoy family gatherings, or simply unwind while extending your outdoor season well beyond summer. Located in one of Calgary's most sought-after northwest communities, you'll enjoy incredible access to nature and recreation. Just moments from the Botanical Gardens, Bowmont Park, the Bow River pathway system, schools, tennis courts, the outdoor pool, off-leash areas, shopping, restaurants, and everyday amenities, this location offers the perfect balance of outdoor living and urban convenience. With quick access to downtown, the University of Calgary, Foothills Hospital, Alberta Children's Hospital, major transit routes, and weekend escapes to the mountains, everything you need is within easy reach. Offering a rare combination of location, lifestyle, thoughtful storage, and truly unique design, this exceptional home is one you'll be proud to call your own.