



**25 Silverstone Mews NW  
Calgary, Alberta**

**MLS # A2317245**



**\$829,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,302 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, High Ceilings, Skylight(s), Walk-In Closet(s)		

**Inclusions:** N/A

**ABSOLUTE MOVE-IN READY GEM IN SILVER SPRINGS!** This beautifully updated 2-storey family home offers exceptional value, a functional layout, and soaring vaulted ceilings throughout. Step into the grand living and dining area, filled with natural light from impressive arched windows. Several key windows were replaced in April 2026, enhancing comfort and energy efficiency. The main floor showcases updated flooring (2023) and contemporary light fixtures (2023). The bright kitchen features elegant new countertops (2023), modern white cabinetry, a central island with a gas cooktop, and stainless steel appliances, flowing seamlessly into the breakfast nook and cozy family room with a fireplace. A functional main-floor flex room provides the perfect space for a home office, hobby room, or study. Upstairs, brand-new carpeting adds warmth and comfort to the bedroom level. In addition to the expansive primary retreat, the upper level offers two additional bedrooms and a full bathroom, providing plenty of space for family living. The spacious primary retreat is a private oasis, offering a bay window seat and a 5-piece ensuite with a deep soaking tub. The finished basement further expands the living space with durable new flooring (2024), offering a large recreation room, an additional bedroom, and a versatile den/flex area. Step outside to enjoy the large private deck, perfect for summer entertaining. Situated in the highly desirable community of Silver Springs, this home is close to parks, schools, shopping, and transit, with convenient access to major roadways and the natural beauty of Bowmont Park and Calgary's extensive pathway network. For added peace of mind, the Poly-B plumbing has been professionally replaced. Don't miss this fantastic opportunity!