



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7304 Silver Springs Road NW
Calgary, Alberta

MLS # A2318435



\$789,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,329 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, See Remarks		

Inclusions: 2x Refrigerator, 2x Dishwasher, 2x Electric Stove, Hood Fan

Welcome to one of Calgary's most sought-after communities...Silver Springs! There's a reason buyers love bungalow living, and this spacious 1,328 sq. ft. home is no exception. Lovingly maintained and thoughtfully updated over the years, it has been the heart of one family's story and is now ready to welcome the next. Offering the convenience of main-floor living with plenty of room to spread out, this home features 5 bedrooms and 3 bathrooms, including a beautifully renovated lower-level illegal suite featuring 2 bedrooms, a full bathroom, in-floor heating, and a separate entrance. Whether you're looking for multi-generational living, room for a growing family, or the flexibility of supplemental income potential, this home offers options that are hard to find. The bright and inviting main floor showcases hardwood flooring, ceramic tile, updated LED lighting throughout, large windows that welcome an abundance of natural light, and a cozy brick fireplace that creates a warm and welcoming living space. The functional layout includes 3 generous bedrooms, including a spacious primary retreat with its own private ensuite. Perfect for everyday living and entertaining, the updated and open kitchen overlooks the backyard and features a large centre island with breakfast bar seating, plenty of prep space, and an adjoining built-in office/coffee station, creating a functional hub where family and friends naturally gather. Updates over the years include updated LED lighting throughout, newer roof and eaves (2021), concrete pad (2020), newer fencing (2024), fridge (2025) and the beautifully renovated lower-level illegal suite. The generous backyard is a space you'll enjoy season after season. Enjoy summer BBQs and evenings with family and friends on the spacious patio, sip your morning coffee, or simply appreciate having plenty of room for children,

pets, and young dreamers to run, play, and let their imaginations grow. Mature trees provide beauty and welcome shade throughout the summer months, while a double detached garage completes this great outdoor space. Silver Springs has always been one of northwest Calgary's most established and desirable communities, loved for its mature trees, parks, pathways, and outstanding amenities. You'll enjoy being just a 10-minute walk to Bowmont Park and the Bow River pathway system, a 10-minute bus ride to Dalhousie LRT Station, and within a five-minute walk of three schools, making this an outstanding location for families. Every home has a story, and this one has been filled with love, laughter, family gatherings, and memories that will be cherished for years to come. Lovingly maintained and thoughtfully updated, it has served this family beautifully through every season of life. Now it's time for a new chapter...one where another family will gather around the table, celebrate milestones, watch children and pets play in the backyard, and create memories of their own. Welcome home.