



**104 Silver Springs Green NW
Calgary, Alberta**

MLS # A2320473



\$940,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,357 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Garage Faces Front, Parking Pad,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Main Floor Living with Private Backyard Oasis & Nanny/In-Law Suite. Corner Lot Bungalow with 220V work area in garage, Hot Tub hook up and Gas BBQ line on patio. Multi tiered Patio and Low-Maintenance Landscaping. Situated on a desirable corner lot, this 1,357 sq ft bungalow offers the perfect blend of main-floor convenience, backyard entertaining, and multigenerational flexibility. The open-concept main floor features 3 bedrooms, a brand-new chef's kitchen with a massive island and quartz countertops, top-of-the-line stainless steel appliances, and a double-sided stone fireplace that warms both the living room and dining area. New luxury vinyl planking runs throughout the main level—waterproof, scratch-resistant, and low-maintenance. The fully finished basement functions as a self-contained nanny/in-law suite. It includes a gas fireplace, a brand-new kitchen with granite countertops and a pantry, 2 generously sized bedrooms both with walk-in closets, and a large 4-piece bathroom with heated floors—ideal for extended family or live-in caregivers. The outdoor space is where this property truly stands out. The fully fenced backyard is designed for entertaining and privacy, featuring mature trees, tiered patio spaces, a gas line for a BBQ, and a dedicated 220V electrical hookup for a hot tub. A pergola with retractable shades provides flexible sun/shade control. The yard also includes an area with Rundle rock that is perfect for a firepit, plus two storage sheds for tools and outdoor equipment. Parking and access are exceptional. In addition to the front double garage, there is a gravel parking pad suitable for an RV, boat, or extra vehicles. The garage and workshop are wired with 220V power—perfect for woodworking, welding, or EV charging. Alleyway access provides convenient rear-yard entry without navigating the front driveway.