



5431 Silverdale Drive NW
Calgary, Alberta

MLS # A2322846



\$700,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,296 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters		

Inclusions: N/A

Silver Springs best location with a quick walk into Calgary's best park and pathway system. Easily bike to the University and get lost amongst nature. The large 4 level split has 4 bedrooms and an illegal suite. A beautiful sunny kitchen that is well laid out. The formal dining room off the kitchen and living area is spacious and inviting. The upper level is 3 bedrooms. The primary suite can accommodate a kingsize bed and has an ensuite. The secondary bedrooms and bathroom are ready for your personalized touch. The 3rd level features a 4th bedroom and bath with a bright living area with fireplace that is warm and a fun hang out space. The basement has a kitchen and partial bath area. Lots of storage in this lovely home and features new furnace and updated hot water tank as well as water system. The backyard once housed a pool and putting green. The double tandem garage leaves the yard open and ready for its next venture. When a bungalow is not big enough this home shines as the amount of space is significant. The access to Bowman park and great schools, amenities and that fun outdoor pool makes this neighbourhood well sought after.