



GRASSROOTS
REALTY GROUP

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40 Silver Ridge Court NW
Calgary, Alberta

MLS # A2326233



\$1,199,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,014 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Multiple Driveways		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Many		

Heating: Forced Air, Natural Gas, See Remarks

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: None

Welcome to The Silver Sanctuary — an exceptional opportunity on one of Silver Springs' most exclusive and quietly coveted streets. Tucked at the end of a private cul-de-sac on Silver Ridge Court NW, this beautifully renovated two-storey home delivers a rare combination of space, systems, and lifestyle that no comparable active listing in Silver Springs can match today. From the moment you arrive, the setting speaks for itself — a quiet street where the only traffic belongs to the people who live here, framed by the mature trees and established character that only a community like Silver Springs can offer. The main level features two distinct open-concept zones: a bright and generous living and dining area anchored by electric blinds, and a family room that opens naturally into an updated kitchen with quartz countertops, a KitchenAid refrigerator (included), and a Maytag dishwasher. New high-quality flooring runs throughout the entire home — not a single carpet in sight. A main floor bedroom, 2-piece bathroom, and the first of two independent laundry rooms complete this level. Upstairs, the primary suite is a true retreat — featuring a double closet, a private balcony overlooking the mature backyard, and a luxurious 5-piece ensuite with double vanity and generous extra storage. Two additional spacious bedrooms, a full 3-piece bathroom. The fully developed basement is one of this home's most compelling surprises. A brand new dedicated office — thoughtfully finished and designed for serious focus — joins a fifth bedroom with egress window, a large recreation room, a full 4-piece bathroom, and a second dedicated laundry room complete the upper level plus a substantial storage throughout. Outside, two independent decks create distinct outdoor experiences in a private, fenced backyard surrounded by mature trees and equipped with

motion sensor lighting. Back lane access adds everyday convenience. The systems of this home are as impressive as the spaces: solar panels, dual furnace units providing independent zone coverage across all three levels, a water filtration and softening system, and five independent access points including a service entrance. The double attached garage features built-in storage racks. Silver Springs offers direct access to Bowmont Park and 164 hectares of river pathways, the Silver Springs Golf Course, a community outdoor pool, top-rated schools, and quick connections to Stoney Trail and Shaganappi Trail. This is the complete Silver Springs home you have been waiting that you need to visit in person, Schedule your showing!!