



**GRASSROOTS**  
REALTY GROUP

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**7327 Silver Springs Road NW  
Calgary, Alberta**

**MLS # A2327082**



**\$918,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		
<b>Inclusions:</b>	N/A		

OPEN HOUSE SAT JULY 11th 11am - 1pm. Beautiful renovations down to the studs and an oversized sunny south-facing yard BACKING ONTO GREEN SPACE WITH AMAZING VIEWS OF CANADA OLYMPIC PARK, makes the location of this Silver Springs home truly special. Start your mornings on the expansive covered front porch before heading inside where luxury vinyl plank flooring, a timeless neutral palette, designer lighting and sleek recessed lighting combine to create bright, welcoming living spaces. Gather around the beautiful stone fireplace in the living room as oversized windows fill the home with natural light throughout the day. Preparing meals becomes a pleasure in the stunning chef-inspired kitchen featuring full-height cabinetry, quartz countertops, a honeycomb tile backsplash, stainless steel appliances including a gas stove and a large centre island that naturally brings everyone together. Casual breakfasts are easy to enjoy from the built-in bench seating while the adjacent dining room easily accommodates larger gatherings and celebrations. Sliding patio doors extend the living space onto the rear deck, creating a seamless connection for summer barbecues and outdoor entertaining while enjoying the incredible views. Completing the main floor are a stylish powder room, a huge laundry room with a sink and a versatile bedroom that easily functions as a guest room or home office. Retreat upstairs to the primary bedroom where a beautifully renovated 4-piece ensuite echoes the home's contemporary finishes. Two additional bedrooms share an equally stylish 4-piece bathroom, creating a functional layout for growing families. Movie nights, game days and everyday relaxation find their place in the large basement recreation room while an adjoining flex space adapts to hobbies, workouts or a play area. Abundant storage keeps seasonal items and

household essentials neatly organized. As a bonus - the mechanical has been upgraded with a high efficiency furnace (2023), a new 200Amp panel (2026) and a newer hot water tank. Spend warm afternoons in the sunny south-facing backyard where mature trees frame the large 52' x 110' lot and create a wonderful setting for children, pets and outdoor gatherings. Backing onto green space gives you even more room to enjoy while open views toward WinSport add a beautiful backdrop year-round. Central air conditioning keeps the home comfortable through the summer months, and the double detached garage adds everyday convenience. Families will especially appreciate being able to watch the kids walk to school from the backyard, while nearby parks, pathways, Bowmont Park, neighbourhood schools and the Silver Springs community amenities make this an outstanding place to call home.&nbsp;