



GRASSROOTS
REALTY GROUP

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424 Silver Valley Drive NW
Calgary, Alberta

MLS # A2333644



\$825,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,413 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Oversized, Rear Drive, Single Garage Det		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Low Maintena		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Welcome to 424 Silver Valley Drive, where an established neighbourhood, incredible natural surroundings and everyday convenience come together. Tucked onto an oversized lot, this FULLY DEVELOPED BUNGALOW offers more than 2,700 sf of finished living space, with a rare SE-facing yard BACKING DIRECTLY ONTO GREENSPACE connected to the BOW RIVER PATHWAY SYSTEM! Mature trees and beautiful views create a sense of privacy and space that is hard to find. Inside, the home blends warmth with an OPEN FLOORPLAN and thoughtful updates. Gleaming hardwood floors, maple cabinetry, and granite countertops give the main living areas an inviting, timeless feel. The gas fireplace creates a cozy focal point, while expansive windows bring the surrounding greenery and natural light indoors. The versatile plan offers flexibility in how rooms are laid out, while still giving distinct spaces. The fully finished lower level expands on this versatility, with a generous recreation area—ideal for a games room, theatre, kids' space, gym or your own personal retreat. THE YARD - THE HEART OF THIS PROPERTY! Step outside onto a massive deck surrounded by mature trees, where the setting feels more like a private country escape than an inner-city Calgary home. Whether you're enjoying your morning coffee, hosting friends or simply watching the seasons change, this is outdoor living at its best. Practicality is at every turn, with a well-maintained, fully fenced yard and SIDE YARD DOG RUN. The oversized garage features overhead doors at the front and rear, perfect for storing recreational toys, bikes and equipment, plus room for a workshop! Recent upgrades include Hunter Douglas blinds throughout (2024), washer & dryer (2024), furnace (2025), H2O tank (2025), fencing upgrades (2024). This incredible location also

features a nearby golf course, community botanical gardens, numerous schools & sports fields, shopping and quick access to both Downtown and the mountains! With stunning outdoor spaces and bright and versatile interiors, this is a home that offers something increasingly rare: A private retreat. Don't miss this amazing opportunity!