



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40 Silver Ridge Court NW
Calgary, Alberta

MLS # A2350489

\$975,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,998 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Solar Panels

Welcome home to your Silver Springs sanctuary! Nestled at the end of a quiet private cul-de-sac in this highly desirable neighbourhood, this exquisite two-storey home offers the ultimate mix of modern luxury and cozy comfort. Thoughtfully updated from top to bottom, including a gorgeous kitchen, spa-inspired bathrooms, stylish flooring, and top-tier mechanical systems, every single detail has been carefully crafted so you can simply move in, unpack, and start making memories. Step inside to discover pristine, high-quality flooring flowing seamlessly throughout the entire home, completely carpet-free for easy, elegant living. At the heart of the main floor, the chef-inspired kitchen shines with sleek quartz countertops, premium appliances and an open layout that connects effortlessly to the warm, welcoming family room. On the other side, a sun-drenched living and dining area with convenient electric blinds anchors your daily routines and entertaining. You'll also find a versatile main-floor bedroom, a handy 2-piece powder room, and the first of two independent laundry rooms for maximum day-to-day convenience. When it's time to wind down, head upstairs to your luxurious primary suite featuring a double closet, a stylish 5-piece ensuite with a dual vanity and extra storage, and a private balcony overlooking the lush, mature backyard, the absolute best spot for your morning coffee! Two additional spacious, airy bedrooms share a lovely 3-piece full bathroom, giving family or guests plenty of comfort and room of their own. The fully finished basement expands your living options even further. Enjoy a newly finished home office tailored for deep focus, a cozy fifth bedroom with an egress window, a large recreation room perfect for movie nights, a full 4-piece bathroom, a second laundry room, and abundant storage throughout. This home also quietly excels with

eco-friendly and mechanical upgrades, including a Solar PV system, dual furnaces providing independent climate zones across all three floors, water filtration and softening systems, five separate entrance access points, and a double attached garage complete with built-in storage racks. Outside, step into your private, fully fenced backyard haven surrounded by mature trees, motion-sensor safety lighting, and two independent decks ideal for summer barbecues and peaceful outdoor relaxation. Living in Silver Springs means endless outdoor adventures right at your doorstep, with direct access to Bowmont Park's 164 hectares of scenic river pathways, the Silver Springs Golf Course, the vibrant community pool, top-rated local schools, and quick commuter routes via Stoney Trail and Shaganappi Trail.