

8, 8533 Silver Springs Road NW
Calgary, Alberta

MLS # A2166317



\$449,900

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,481 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Insulated, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn, Street Lighting, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	Cable Connected
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: None

Welcome to the Village in Silver Springs! Located within minutes of Crowfoot Crossing, the Bow river, downtown, and Stoney Trail for a quick escape to the mountains. With modern updates throughout, this is the perfect starter home to establish yourself in Silver Springs. Walking in you are greeted with a spacious entryway right off the full size single car garage. Up to the first level, the great room is flooded with natural light from the massive windows, perfect for relaxing after work or entertaining next to the cozy woodburning fireplace. Sliding glass doors open to the bright south facing patio for BBQs. Walking up to the kitchen, you'll notice the massive dining area open to below, and the large white quartz island in the updated kitchen. The open concept is inviting and excellent for gathering with family and friends before dinner. A convenient powder room is right around the corner. Moving up, we have two huge bedrooms, each with space for a king sized bed. The primary features a spacious walk-in closet behind double pocket doors, with a 3 piece ensuite. The second bedroom has two oversized closets, and could even be split into two bedrooms for a growing family. In the basement, we have a large office/flex room and a large 'crawl space for all the storage you could ever need. There are many highly ranked schools nearby, a public outdoor swimming pool, botanical gardens, and many parks and paths. Book your showing today and see this fantastic home for yourself!