



GRASSROOTS
REALTY GROUP

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**8340 Silver Springs Road NW
Calgary, Alberta**

MLS # A2235701



\$569,900

Division:	Silver Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,256 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Other, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Here is the affordable beautiful fully renovated home that you have been searching for! With no condo fees and in an excellent location this 3 bedroom 2 bathroom home is located in the highly desirable NW community of Silver Springs! This home has been extensively updated. The large lot offers wonderful privacy. The new windows and updated furnace make this home more energy-efficient, helping you save on future utility costs! When arriving at this beautiful home you will immediately notice the fresh paint job on the exterior of the home, new windows, new double car garage door and garage door motor, and completely redone front balcony with a stunning new balcony railing. Additionally, there has been a new side entry fence built, landscaping done in the front yard, backyard and along the side of the home. Upon entering, the updates are immediately evident with new doors, lighting, ceiling, windows, flooring, railing, paint, and baseboards. The new lighting and large sliding glass doors in the living room and kitchen make this home feel bright and spacious. The kitchen is complete with beautiful new two-tone cabinets with complimentary backsplash tiles, quartz countertops, stainless steel appliances, and a stunning dining area light fixture. The main floor is complete with a half bathroom, living room, front entry way, and large balcony. As you make your way upstairs you will notice the beautiful new stair railing and stunning pendant light hanging above. The 4 piece bathroom on the upper floor is complete with stunning tile work, black hardware, quartz countertops, and trendy cabinetry. The upper floor is complete with a spacious primary bedroom, and two additional bedrooms. This home is complete with a basement that offers a new washer and dryer and the perfect space for a rec room, media room, play room, or home office! You do not want to miss out

on this amazing property! The location can’t be beat! Book your showing today!