



**GRASSROOTS**  
REALTY GROUP

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**7336 Silver Springs Road NW**  
**Calgary, Alberta**

**MLS # A2238312**



**\$749,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Silver Springs   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 3 Level Split  |               |                   |
| <b>Size:</b>     | 1,999 sq.ft.   | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, Garage Door Op |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Garden, Lawn                            |               |                   |

**Heating:** Central, High Efficiency, Forced Air

**Floors:** Carpet, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Built-in Features, No Animal Home, No Smoking Home, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Basement Freezer, Furniture Negotiable, Basement Refrigerator

Welcome to Silver Springs! This spot is a gem&mdash;tucked into one of the quietest parts of the neighbourhood, with everything you need just minutes away. There&rsquo;s over 3,000 square feet of living space here, with big, bright rooms and a layout that just makes sense. The main floor has everything&mdash;kitchen, dining, living, family room, plus an office or extra bedroom, depending on what you need. The front living room faces south, so you&rsquo;re getting sunshine all day through those large windows. There&rsquo;s even a wood-burning fireplace for cozy nights in. The bedrooms are big, and the primary suite comes with its own walk-in shower. Downstairs, there&rsquo;s a large mother-in-law living area&mdash;great for extended family or guests. Outside, the backyard is fantastic. Landscaped, private, and set up for relaxing or entertaining, with a huge deck and a detached oversized double garage (plus extra parking beside it and even space through the oversized gate if needed). Updates? Lots of them. An updated furnace and water heater (less than a year old), new gutters, updated bathrooms, and newer windows and roof. You&rsquo;re walking distance to schools&mdash;including French Immersion&mdash;close to transit, the LRT, Crowfoot Centre, the Calgary Farmer&rsquo;s Market, and just a short drive to the University, Foothills Hospital, Bowness Park, and the river pathways. And if you&rsquo;re headed out of town, Stoney, Crowchild, Hwy 1 and 1A are all right there. If you&rsquo;re looking for a well-cared-for home in a great community, with tons of space and a great yard&mdash;this is one to see. For more information and photos, click the links below!