



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5420 Silverdale Drive NW
Calgary, Alberta

MLS # A2242312



\$780,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,358 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Track Lighting

Inclusions: Pathway Lighting, Bird Bath warmer, Backyard Shed, garage shelving, light fixtures, window coverings, Select furniture available for resale can be inquired separately.

Welcome to this beautifully cared-for home in the heart of Silver Springs—with over 2200 sqft. of living space this is a property that has been thoughtfully updated over the years and exudes pride of ownership throughout. Step inside to find an inviting and functional layout featuring knockdown ceilings and a blend of updated flooring, including warm wood, durable Jura ceramic tile, and plush carpet upstairs. Triple-pane windows on the main floor help keep the home cool in the summer and cozy in the winter, while a **brand new furnace (2025)** and **newer power vented hot water tank (2020)** offer peace of mind for years to come. The heart of the home is the bright, open-concept kitchen with a clear view to the backyard—perfect for keeping an eye on the kids as they enjoy the playground just steps away. The **separate side entrance** provides flexibility and potential for a secondary separate living space (subject to city approval). Other thoughtful upgrades include **professional electrical updates**, **new lighting fixtures** throughout that elevate the home’s ambiance. A **paved back alley** adds convenience and bonus space for parking or play. Location-wise, it doesn’t get better: you’re walking distance to **three schools within the community**, with easy access to both junior high and high schools. Enjoy daily strolls through the **Silersprings Botanical Gardens**, explore **Bowmont Park’s** trails, or simply unwind in your peaceful backyard setting. Whether you’re starting out, growing your family, or downsizing to something manageable yet spacious, this is a home that fits all stages of life. **Don’t miss your chance—this one won’t last long!**