



GRASSROOTS
REALTY GROUP

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16, 8020 Silver Springs Road NW
Calgary, Alberta

MLS # A2245685



\$525,000

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,185 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	\$ 516
Basement:	None, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Vacu-system (as is)

Welcome to this exceptional executive townhome in the exclusive gated enclave of "Estates on the Ravine," nestled in the heart of Silver Springs! Offering over 1450 square feet of beautifully designed living space, this rare gem is perfect for those seeking a secure, low maintenance lifestyle. The bright and airy main level showcases an open concept layout with vaulted ceilings, spindle railings, expansive windows with newer custom window coverings and a cozy gas fireplace that creates a warm and inviting atmosphere. Step out onto the west facing deck; perfect for soaking up the afternoon sun or enjoying evening BBQs. The upgraded kitchen is a true highlight; featuring crisp white cabinetry, quartz countertops, gorgeous tiled backsplash and stainless steel appliances. Retreat upstairs to the spacious primary suite, complete with a large closet and a private 3 piece ensuite with an oversized shower. A second bedroom off the main level offers flexible space for a guest room, home office, or hobby room, with direct access to the private backyard with extended patio and another full bathroom . Additional features and upgrades include replacement of Poly B plumbing (2025), new hot water tank (2025), updated carpet (2023) and a double attached tandem style garage offering extra space for storage or a workshop area. Located just steps from Bowmont Park, with its scenic river pathways and expansive green space, this home offers unmatched access to nature and recreation. Quick access to Stoney Trail makes commuting around the city a breeze. Homes in this coveted location rarely come to market; don't miss your chance to live in one of Northwest Calgary's most desirable communities. Book your private showing today!

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