



GRASSROOTS
REALTY GROUP

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25 Silverdale Place NW
Calgary, Alberta

MLS # A2245873



\$525,000

Division:	Silver Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	979 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Insulated, Oversized, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn,		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Fire pit.		

Your new home is a renovated, bright and spacious 3 bedroom (all on the main level), 2 full bath home located on a quiet and safe cul-de-sac in the sought-after community of Silver Springs. You will love the great curb appeal that features an underdrive and oversized (25' deep) garage, beautiful landscaping and balcony. Upon entering you will be in awe with the hardwood floor that flows through the main floor, vaulted knock-down ceiling, open floor plan, some newer windows and much more. The chef in you will notice the abundance of the rich, dark cabinetry, plenty of counter space, newer stainless steel appliances (3 years old) and pantry. The large dining room is a great place to gather with family and friends for gourmet meals and good conversation while the living room is perfect for relaxing and is highlighted by a patio door for easy access to the inviting balcony. Your growing family will appreciate the 3 generous sized bedrooms and the renovated bathroom. On the lower level you will find a huge family room/guest area (also perfect for teenagers) and another full bath for added convenience. The private, fully fenced, south facing yard is complete with a patio and a firepit which makes it truly the ultimate outdoor space. This amazing location is within walking distance of Bowmont Park, botanical gardens, swimming pool, parks, shopping, all other amenities, close to 3 schools and easy access to major thoroughfares.