



GRASSROOTS
REALTY GROUP

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

7323 Silver Mead Road NW
Calgary, Alberta

MLS # A2253929



\$700,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,144 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: Patio umbrella, Window coverings

Welcome to this gorgeous 4 level split in the heart of one of Calgary's most sought after communities, Silver Springs. This home truly has it all. Welcoming curb appeal brings you in to your new home where you are greeted with gleaming wood floors spanning your open floor plan. Your fully updated kitchen is adorned with quartz counter tops, beautiful cabinetry, white appliances and adjoins your dining room and living room making the perfect space for entertaining or quiet nights at home with the family. Your large deck is just outside the double doors from your dining room and opens to your MASSIVE SOUTH FACING BACK YARD with a play park just steps behind your fence. The upper level starts with your large size primary bedroom complete with 2 piece ensuite bathroom, 2 additional good size bedrooms and full bathroom with walk in shower. The lower level is fully finished with laminate floors, an additional bedroom, full bathroom, and entertainment area complete with wood burning fire place and SEPARATE ENTRANCE. The 4th level is unfinished and is great for your laundry room and additional storage. Silver Springs is one of Calgary's best communities with great schools, shopping near by, ease of access to downtown, the mountains, U of C and the river making it one of the most desired places to live in the city!! Do not miss out on this opportunity to own this amazing home for you and your family.