



GRASSROOTS
REALTY GROUP

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123 Silverstone Road NW
Calgary, Alberta

MLS # A2260070



\$575,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Gated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Storage		

Inclusions: Electric Fire Place in Living Room

Welcome to this beautifully updated 2-storey detached home in the highly sought-after community of Silver Springs! Bright and spacious, this home offers an open floor plan with large windows that flood the space with natural light. Recent upgrades include a high-efficiency furnace, stainless steel stove and dishwasher, freshly painted kitchen cabinets and walls throughout the home, retextured main floor ceilings, new bathroom vanities, a sleek black-trim glass shower door, new upper-floor toilet, and pot lights upstairs. The basement den also features new carpet and paint, giving the home a fresh, move-in-ready feel throughout. The main floor is highlighted by a large living room with warm wood-tone laminate floors that flow into the dining area—perfect for family gatherings. The kitchen features butcher block countertops, subway tile backsplash, stainless steel appliances, and a pantry. A convenient 2-piece powder room completes this level. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, and a beautifully updated 4-piece bath. The basement offers a generous rec room, a freshly updated den/bonus room, storage, and the utility room with the new furnace. Step outside to a full-width deck and a large backyard with a parking pad big enough for multiple vehicles or an RV. All of this in an incredible location—just steps to a playground, W.O. Mitchell School, and minutes from shopping, transit, major roadways, and the endless pathways and parks that make Silver Springs such a desirable community. This home shows exceptionally well and is ready for you to move in and enjoy!