



GRASSROOTS
REALTY GROUP

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8430 Silver Springs Road NW
Calgary, Alberta

MLS # A2260990



\$480,999

Division:	Silver Springs		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,012 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 3 half
Garage:	Single Garage Attached, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Laminate Counters, Natural Woodwork, Open Floorplan, Separate Entrance		

Inclusions: Built in Dishwasher, Refrigerator, Washer/Dryer, Garage Door Opener x1, Blinds, Satellite Dish, Counter Top Electric Stove, Built In Oven

Nestled in the highly sought-after community of Silver Springs, this beautiful two-storey home offers over 2,000 sq. ft. of living space designed for comfort, functionality, and stunning views. Step inside to a bright and open concept main floor featuring vaulted ceilings that create a spacious and airy feel. The living room, dining area, and kitchen flow seamlessly together, perfect for entertaining and everyday living. From here, step out onto the south-facing deck and take in the breathtaking views of Canada Olympic Park while enjoying plenty of natural sunlight year-round. The living room boasts a charming wood-burning fireplace, adding warmth and character to the space. The main floor also includes a bedroom with a private four-piece ensuite and its own private deck, ideal for guests or multi-generational living. A convenient two-piece bathroom completes this level. Upstairs, you'll find two spacious bedrooms, each with its own ensuite bathroom. The primary suite offers a private balcony, perfect for morning coffee or evening sunsets. The lower level features a cozy family room, laundry area, and additional storage space, perfect for family time or a home office setup. Enjoy the outdoors in the private backyard, along with an attached single-car garage and extra parking pad for convenience. Recent updates include newer washer and dryer (2021), new refrigerator and dishwasher (2025), new hot water tank (2025), new bathtub fitter on upper bathroom (2025) and newer deck (2021) — adding peace of mind for years to come. Located close to schools, parks, bike paths, shopping centres, and with easy access to Stoney Trail, this home blends comfort and location beautifully. Silver Springs is loved for its mature trees, family-friendly atmosphere, proximity to the Bow River pathway system, and active community association. Whether you're looking for your

forever home or an investment opportunity, this property is a fantastic find in one of Calgary's most desirable communities.