



GRASSROOTS
REALTY GROUP

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20, 27 Silver Springs Drive NW
Calgary, Alberta

MLS # A2269773



\$525,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | Silver Springs | | |
| Type: | Residential/Other | | |
| Style: | 4 Level Split | | |
| Size: | 1,460 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Landscaped, Low Maintenance Landscape | | |

| | | | |
|-------------|---|------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 430 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: All window coverings, Air Conditioning Unit

Welcome to this fabulous 3 bedroom, 3.5 bathroom home in one of Calgary's most sought after complexes, Silver Springs Court. This home truly has it all. As you enter you are greeted with gorgeous tile floors leading you in to your 4 level split floor plan starting with your living room that opens directly to your SOUTH FACING BACKYARD. Tall ceilings give you an immense feeling of space and your wood burning fireplace will keep you warm on those cold fall days. Your dining room overlooks the living room making a perfect space for dinner parties or quiet nights at home with the family. Your kitchen is well equipped with BRAND NEW APPLIANCES, tons of cabinetry and counter space, perfect for all of your culinary adventures. A 2 piece bathroom and laundry room finish off the second level before heading up to the bedrooms. Your massive primary bedroom is large enough for a king size bed and all of your additional furniture and is accented with a beautiful ensuite bathroom. The second and third bedrooms are both a great size with large closets and an addition full bathroom completes the upper level. The basement is fully finished with a flex room and another full bathroom with corner toilet and walk in shower. Your oversized single garage has a brand new door and opener, is drywalled and insulated and gives you ample storage space. Your new home opens on to a green space in the back from the yard and is well situated close to schools, shopping, parks and pathways. Silver Springs is one of Calgary's premier neighbourhoods giving you the lifestyle you have always wanted! Do not miss out on this opportunity!