



**GRASSROOTS**  
REALTY GROUP

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**5432 Silverdale Drive NW  
Calgary, Alberta**

**MLS # A2276462**



**\$839,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,338 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Paved, F		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** N/A

OPEN HOUSE MARCH 15th 2-3pm! Extensively renovated home in the heart of Silver Springs, over \$150,000 in upgrades since 2017, exceptional mechanical & electrical improvements, situated on a private 8,331sq ft & lot featuring a beautiful City-maintained Centennial tree. This unique L-shaped home offers a very private wrap-around yard, perfect for outdoor living & entertaining, highlighted by a 16x24 deck directly off the kitchen, ideal for summer gatherings, BBQs & relaxing in your own secluded retreat. The home has been updated & freshly & painted throughout. Upgrades include solar-controlled triple-glazed windows, attic insulation(2018), high-efficiency Lennox furnace(2024), FVIR-certified power-vent water heater(2024), new electrical panel(2018), remediated aluminum wiring, updated outlets inside & out, offering peace of mind for years to come. The kitchen renovation(2018) is stylish and functional, featuring custom cabinetry by Legacy Cabinet Solutions, Cambria quartz countertops, a large island with seating for eight, high-end Blanco sink & faucet, pot lighting, luxury vinyl plank flooring, & updated appliances. An expanded dining-room window, & with Lux windows & a Lux front door, fills the space with natural light & enhances the home's curb appeal. Main-floor updates(2014&ndash;2025) include a renovated primary bedroom, main bathroom(2014), new bedroom doors, new hardware(2018), new closet doors(2025), & luxury vinyl plank flooring(2018). A wood-burning fireplace adds warmth & character, upgraded windows further enhance comfort & efficiency. The lower level (2025) offers & future suite potential, with a side door already in place for a potential separate entrance, a renovated 3-piece bathroom with a new window, and an adjacent flex room that requires an egress window

to become a bedroom. Plumbing and electrical are already installed for a future kitchen or wet bar, with drainage. A future 3-piece bathroom with electrical, plumbing, fan, venting already completed. Finishing touches include drywall, paint, shower tile, shower enclosure, toilet, vanity & a pocket door. The basement also features new carpet, laminate flooring, pot lighting, an office or workout room, generous storage, a recreation room with a faux fireplace. Outside, the property continues to impress with a heated double garage, converted from a flat roof to a truss-style roof, complete with an industrial heater & new garage door. Exterior upgrades include new deck railing, newer eaves, soffits & downspouts(2021) shingles & a new rubberized driveway coating. Located in one of Calgary's most desirable NW communities, this home is walking distance to schools, &nbsp;community centre, pool,&nbsp;ice rink, Happy Fresh Market &&nbsp;gas station. Enjoy quick access to downtown, the mountains, &nbsp;airport, Bow River pathways&nbsp;&&nbsp;Bowmont Park. The Birthplace Forest & Silver Springs Botanical Gardens further enhance the area's charm. A rare opportunity to own a thoroughly upgraded&nbsp; home in an established highly sought-after neighborhood.