



GRASSROOTS
REALTY GROUP

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

**5943 Silver Ridge Drive NW
Calgary, Alberta**

MLS # A2284329



\$950,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,641 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: TV wall mount units,

Welcome to this beautifully updated and meticulously maintained home in the sought-after community of Silver Springs. Just around the corner from the Bow River Valley, and very literally a few steps from the Bowmont Park and Bow River Pathway. This exceptional family home with mountain and valley views offers 4 bedrooms (3up, 1 down), 2.5 bathrooms, 2 wood burning fireplaces, providing both comfort and functionality. Upon entrance you're greeted by a professional addition creating an enlarged foyer with high ceilings and hardwood floors. The main level has an open concept living room with large windows, a wood burning fireplace with gas log lighter and formal dining. Kitchen has been upgraded with newer appliances and quartz countertops with a breakfast nook. An absolutely massive south facing family/sun room with big bright windows offering you views of COP, Bow Valley and the Mountains. This bright and well-designed layout offers spacious living areas, abundant natural light, and a warm, welcoming atmosphere ideal for family living and entertaining. The bright lower level has a huge rec/games room with your second wood burning fireplace, a big bedroom, a giant office space which has been designed so you can easily convert it into 2 bedrooms in the future, a wet bar which can be turned into a kitchenette, another full bathroom and yes, a separate entrance from the back. This is the perfect home! Significant updates include brand new shingles and attic ventilation, hardwood flooring, completely new main bathroom, kitchen, new windows, appliances, new furnace, central air conditioner and so much more. You can access your backyard from both the main and lower levels. This beautifully landscaped South Facing backyard is a true highlight, featuring a detached double garage, established gardens, beautiful flowers, trees including two mature apple

trees, creating a peaceful and private outdoor retreat. The gardens and flowers have been complemented by a top of the line underground irrigation system. Ideally located close to schools, parks, shopping, transit, and Stoney Trail, this home combines tranquility with unbeatable convenience. This is the one — an amazing opportunity to own a move-in-ready family home in one of Calgary's most desirable northwest communities. Home to the current owners and lightly used for 50 years. With so much to offer, it will not last so call today!