



**GRASSROOTS**  
REALTY GROUP

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208 Silver Valley Rise NW  
Calgary, Alberta

MLS # A2285846



**\$725,000**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Silver Springs                        |        |                   |
| Type:     | Residential/House                     |        |                   |
| Style:    | Bungalow                              |        |                   |
| Size:     | 1,257 sq.ft.                          | Age:   | 1975 (51 yrs old) |
| Beds:     | 4                                     | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                |        |                   |
| Lot Size: | 0.13 Acre                             |        |                   |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot |        |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** NA

Welcome home! Tucked into the heart of Silver Springs, one of Calgary's most established and loved northwest communities, this bungalow has been lovingly kept in the family over the years, and you can feel that care the moment you walk in. Silver Springs is known for its mature trees, wide streets, and strong sense of community. Step outside and you're moments from the walking and biking pathways that weave through the neighbourhood and link into the Bow River pathway system. Families appreciate proximity to nearby Catholic and public options, making morning routines simple. The Silver Springs Community Association, outdoor pool, and quick access to Crowfoot Crossing mean groceries, restaurants, fitness, and daily essentials are all within easy reach. You are greeted with a bright living area that flows effortlessly into the dining space, anchored by a large picture window that fills the home with natural light. The kitchen features newer appliances, generous cabinet space, and a layout that works beautifully for everyday living. The primary bedroom is spacious and includes a convenient two piece ensuite. Two additional bedrooms and a full bath complete the main level, offering comfort and functionality. Downstairs, the renovated and fully developed basement expands your living space in all the right ways. There is an additional bedroom, a full bath with elevated finishes, a large family room perfect for movie nights or hosting, and a wet bar that makes entertaining easy. The fourth bedroom is currently set up as a home gym but can flex to suit your needs. The laundry room offers impressive storage, keeping everything organized and out of sight. Outside, the lot is something truly special. Backyards like this are becoming harder to find in the city. The generous size gives you room to gather, garden, play, or just enjoy quiet evenings. With a new

deck, new fencing, and new roof shingles, the big updates have already been taken care of, giving peace of mind for years to come. Homes in Silver Springs do not come up often, especially ones that have been this well cared for and thoughtfully updated. If you have been waiting for a mature community and a home that gives you room to breathe, this may be your new home!