



**68 Silver Ridge Court NW
Calgary, Alberta**

MLS # A2299788



\$700,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversiz		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Garden, Landscaped, Many Trees, Pie S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

Nestled on a CUL-DE-SAC in the sought after community of Silver Springs is this beautifully maintained 2 storey home on a PIE LOT! This cherished home has been owned by the same family for over four and a half decades, reflecting the care and pride they have taken in the home throughout the years. Offering over 1925 square feet on the top two levels, step inside and be greeted by a spacious living room filled with natural light from the abundance of windows. The living area connects to a formal dining space, creating an open and inviting atmosphere. The kitchen effortlessly flows into a cozy breakfast nook area and a family room featuring a gas fireplace with brick surround and built ins. Through the patio door off the family room, you'll discover your very own oasis, in the WEST FACING yard, with a massive garden area; perfect for any one with a green thumb. Completing the main floor is the laundry area, a convenient two piece bathroom & bedroom/office! The upper level of this home presents a well designed layout, with a four piece bathroom and three spacious bedrooms; one being the primary retreat, complete with a two piece ensuite and walk-in closet. The partially finished basement offers a blank canvas and potential to customize additional living space. Notable updates include SHINGLES (2014), MAIN FLOOR WINDOWS (2017), UPPER LEVEL WINDOWS (2022) and EXTERIOR PAINT (2024). The backyard boasts a host of features, including an EXPANSIVE DECK with numerous outdoor living spaces and a sizeable shed, while the garden area and established mature trees enhance the appeal. Additionally, for added convenience there is a paved area at the back of the home. This home is ideally located between schools, the outdoor pool, Bowmont Park with scenic walking and biking paths and the Silver Springs Botanical Gardens. Truly a

remarkable family home that should be experienced from within!