



**219 Silver Valley Boulevard NW  
Calgary, Alberta**

**MLS # A2144608**



**\$975,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached, Enclosed, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Conservation, Front Yard, Lawn, Garden, Gentle Slope		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** MyQ Smart Hub Garage Fob

Beautiful split-level home with 4 Bedrooms and 4 bathrooms, located on a quiet residential street in Silver Springs & voted as Calgary's best suburb in CBC's Battle of the Burbs in 2022. The house looks out on a natural park area above Bowmont Natural Environment Park and is steps away from views of the Bow River. There is easy access to the river pathway system for walking, cycling or dog walking. The house faces the east with spectacular sunrises followed by morning sun and the secluded backyard basks in afternoon sun. The interior has been updated with renovations in 2021 that included re-finishing the hardwood floors, covering popcorn ceilings with drywall, painting the interior walls and ceilings, replacing window and door frames and baseboards, new basement carpet, new laundry room flooring, main floor and ensuite bath upstairs completely re-done, new hot water tank, Hunter Douglas blinds installed in living and dining room, kitchen, and master bedroom, and new lighting fixtures throughout the house. Front yard landscaping was completed in 2022 with native and near native plants and shrubs. Landscapers installed a weeping tile system that directs roof runoff to the perennial beds. Raised metal beds, ideal for growing vegetables, were installed in the back yard and the backyard perennial beds were re-vitalized with new plantings. Enjoy outdoor living on the large backyard patio. The double garage is heated, and storage space is enhanced by two storage sheds. Silver Springs is close to area schools, the Crowfoot shopping area, the Crowfoot YMCA and the Crowfoot Library, with quick access to Highway 1 heading to the mountains.