



**GRASSROOTS**  
REALTY GROUP

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

**7020 78 Street NW**  
**Calgary, Alberta**

**MLS # A2206222**



**\$704,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,652 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<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-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Backyard Swing Set

This charming 1.5-storey home is one you don't want to miss! Sitting on a huge 5941 sq. foot. lot with over 2,400 sq. ft. of developed living space, it has everything you need—and more! From the moment you arrive, the mature trees, lawn-free landscaping, and brand-new roof make a great first impression. Step inside, and you're greeted by vaulted ceilings, warm hardwood floors, and tons of natural light pouring in from the large front windows! The cozy living room is perfect for relaxing by the floor-to-ceiling fireplace, while the private dining room is ready for hosting your next dinner party. The sleek, stylish kitchen is a dream, featuring black cabinetry, tons of pot lighting, and a big window over the sink—because who doesn't love a kitchen with a view? Plus, the extra family room leads right out to a covered deck, making indoor-outdoor living a breeze! Upstairs, you'll find a spacious primary bedroom with a walk-in closet, a bright second bedroom, and a beautiful 4-piece bath with a soaker tub—perfect for unwinding after a long day! The fully finished basement is made for movie nights, with a big rec room, two extra bedrooms, a 3-piece bath, and a laundry/utility room featuring an oversized hot water tank—so you'll never run out of hot water! And then there's the backyard—an entertainer's dream. The covered deck is perfect for BBQs, and there's plenty of space to relax and enjoy. Plus, the oversized HEATED & INSULATED double garage is the cherry on top! Located in the established community of Silver Springs, you're just minutes from schools, shopping, and scenic walking paths. This home is truly special—book your showing today!

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