



**91 Silverstone Road NW
Calgary, Alberta**

MLS # A2207843



\$799,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,206 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Private		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Granite, Hardwood, Slate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Soaking Tub, Storage		

Inclusions: N/A

*** OPEN HOUSE THIS SATURDAY APRIL 19TH 1PM - 4PM *** Over 3,300 Sq Ft of Developed Space | Premium Upgrades | Private Cul-de-Sac | Tall Privacy Wall | Wood-Burning Fireplace | New AC, Hot Water Tank, and Furnaces Welcome to this gorgeous two-story walk-out home, nestled in the highly sought-after community of Silver Springs! Located on a private cul-de-sac, this spacious gem offers a peaceful retreat while remaining just minutes from schools, parks, and all the conveniences of everyday life. As you enter, you're greeted by a grand vaulted ceiling that sets the stage for the open, airy feel of the home. With over 3,300 square feet of developed living space, this home offers an abundance of room for both everyday living and entertaining. Recent upgrades include brand-new triple-pane windows, a new AC, two high-efficiency furnaces, and a new hot water tank, making this home both energy-efficient and exceptionally well-maintained. With its rare combination of location, upgrades, and private setting, this home won't last long. Don't miss your chance to make it yours—book a showing today!