

**32, 8020 Silver Springs Road NW
Calgary, Alberta**

MLS # A2184155



\$509,900

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,120 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 508
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Freezer, Central Air Conditioner		

This exquisite executive townhouse seamlessly combines style, comfort, and convenience, nestled within the highly sought-after gated community of "Estates on the Ravine" in the heart of Silver Springs. Offering over 1,100 square feet of meticulously designed living space and a double attached garage, this home is the epitome of refined urban living. As you step inside, a spacious foyer welcomes you with gleaming wide plank hardwood flooring that extends throughout the entirety of this immaculate residence. The main floor boasts a sun-drenched open-concept living area, highlighted by soaring vaulted ceilings, expansive windows, and a gas fireplace, creating a warm and inviting atmosphere. The west-facing deck, with a gas hookup for your convenience, offers a perfect retreat to enjoy year-round sunlight. The thoughtfully designed kitchen exudes sophistication, featuring elegant off-white cabinetry, sleek stainless steel appliances, timeless black granite countertops, and a hand-painted tiled backsplash that adds a unique, artistic touch. The raised eating bar is ideal for casual dining, while the generous dining area is perfect for entertaining larger gatherings with ease. Upstairs, the primary suite serves as a private sanctuary, spacious enough to accommodate your full suite of furnishings. The large closet and impressive four-piece ensuite enhance the feeling of luxury and convenience, making this a true retreat from the everyday. The second bedroom, strategically located on the main floor, offers versatile space for a home office, den, or hobby room with access to the serene, private backyard. This flexible room also provides the perfect setting for overnight guests making hosting a breeze. This home has been meticulously maintained and includes numerous updates such as central air conditioning, plantation shutters, a high-efficiency furnace (regularly cleaned and

serviced), and a tandem double garage currently outfitted with a workshop space plus parking. The front driveway and proximity to paved walking paths along the ravine further enhance the property's appeal. Set within a private & well-managed complex and mere steps to public transit, Silver Creek Park & Playground, plus access to both sides of the Bow River where the pathways allow you to cycle, hike, and jog all the way to central Calgary. This exceptional home offers a rare opportunity to enjoy both the beauty of nature and the conveniences of an urban lifestyle. Add to this the easy access to the Botanical Gardens of Silver Springs, Nose Hill Drive, Stoney Trail, and nearby schools, parks, shopping, and more, it offers unbeatable convenience to enjoy Silver Springs living. Don't miss your chance to experience the ultimate in refined living - schedule your private showing today and step into the lifestyle you've always dreamed of.