

**7316 Silver Springs Road NW
Calgary, Alberta**

MLS # A2207615



\$750,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,194 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage		

Inclusions: Commercial grade treadmill and additional fridge in the garage, Deep Freeze, Patio Furniture, Pergola

Welcome to this beautifully updated 4-level split home, located in the highly sought-after community of Silver Springs. Thoughtfully renovated and move-in ready, this property offers over 2,000 square feet of versatile living space, perfect for families, professionals, or anyone who loves to entertain. As you step inside, you'll be greeted by a bright and welcoming main floor, where a large bay window bathes the spacious living room in natural light. The fully renovated kitchen boasts a sleek, open-concept design featuring elegant white cabinetry, stylish lighting, and a large eat-up island that combines functionality with flair. The kitchen flows seamlessly into the generous dining area, which opens to your private backyard retreat through patio doors. This serene outdoor space includes a wood deck, a gazebo, and a stone patio—perfect for summer entertaining or quiet evenings under the stars. Upstairs, you'll find three inviting bedrooms, including a tranquil primary suite with its own private 3-piece ensuite and a 4-piece main bathroom. Downstairs, the lower level offers a cozy recreation room anchored by a wood-burning fireplace, ideal for relaxing or hosting friends. An additional bedroom on this level can easily double as a home office, along with a convenient 2-piece bathroom, laundry area, and direct backyard access. The basement offers even more flexibility, currently serving as a home gym and storage area, but easily adaptable to suit your needs. This home is ideally located within walking distance to schools, and offers easy access to transit, local shopping, the Botanical Gardens of Silver Springs, off-leash dog parks, and scenic walking paths. Commuting is a breeze with quick connections to major routes. Don't miss this opportunity to make this Silver Springs gem your new home!