

112 Silverstone Road NW  
Calgary, Alberta

MLS # A2249286



\$524,900

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Shed, Firepit, Security System(No contract)

Opportunities like this don't come along often, this home offers exceptional value for a detached home in the highly sought after community of Silver Springs. Situated just steps from parks, schools, transit and shopping, this well maintained two storey home offers the perfect blend of comfort, convenience and community. As you enter, you're greeted by a bright and spacious living room featuring gleaming laminate floors and a cozy fireplace; ideal for relaxing or entertaining. The functional main floor layout includes a generous dining area and the kitchen with a window overlooking the expansive, park like backyard. A convenient 2 piece powder room completes the main level. Upstairs, you'll find a full 4 piece bathroom and three well sized bedrooms, including a spacious primary retreat complete with a walk in closet and its own 2 piece ensuite. The lower level is partially developed with a large recreational room, laundry and ample storage. The beautifully landscaped backyard offers a summer retreat; perfect for outdoor gatherings, gardening, or enjoying a morning coffee. Located just half a block from a tot lot and green space, and only two blocks from WO Mitchell School, this home presents a fantastic opportunity for first time buyers or young families looking to get into one of Calgary's most desirable neighbourhoods. Don't miss your chance to call Silver Springs home; schedule your showing today!