

**42, 27 Silver Springs Drive NW
Calgary, Alberta**

MLS # A2251738



\$599,900

Division:	Silver Springs		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,567 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Heated Garage, Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: fridge in garage, mounted shelving in garage, wall-mounted TVs/brackets

The moment you step through the door of this wonderful townhome in Silver Springs you will know you have found your new HOME! Located here in the exclusive SILVER SPRINGS COURT complex walking distance to the Botanical Gardens of Silver Springs, this stylish designer home enjoys a total of 3 bedrooms & 2.5 bathrooms, vinyl plank floors & quartz countertops, oversized heated single garage & private South backyard shaded by towering mature trees. Extensively renovated in 2022, you will love the inviting & cozy living room of this incredible split-level condo with its thermostat-controlled gas fireplace, soaring 12ft ceilings & floor-to-ceiling wall of built-in bookcases. The sleek eat-in kitchen & dining area features upgraded quartz counters & 2-toned custom cabinets, touchless kitchen tap, subway tile backsplash & Samsung stainless steel appliances including the stove with double ovens plus Miele dishwasher. The top floor has 3 lovely bedrooms & 2 full bathrooms; the South-facing primary bedroom has a walk-in closet/dressing room complete with built-ins & ensuite with glass shower. The basement level is finished with a great-sized flex room…which would make a great home office, rec room or gym...& the oversized window means it could also be another bedroom. Next to the kitchen is the laundry area with deep built-in cabinets & stacking LG washer & dryer. The oversized (extra-deep) single garage has built-in shelving for storage & as an added bonus it is heated too! When you want to enjoy the outdoors, head out to the South backyard, relax on the deck & take in the fresh air. With \$150,000 to \$200,000 in renovations, among the extensive improvements include the furnace, walnut woodwork, all interior doors, flooring & countertops, kitchen & bathrooms, paint & roller blinds. SILVER SPRINGS COURT has an enviable location next the Silver

Springs Plaza & the sports fields & tennis courts of popular Sarcee Park, & a leisurely stroll to the community centre & outdoor pool, off-leash area & Bowmont Park. All 3 elementary schools in the community…Silver Springs, St. Sylvester & W.O. Mitchell…are only minutes away & the Silver Springs Day Care Centre is within walking distance. And with its easy access to Crowchild Trail means you have a quick commute to major retail centers & recreational amenities, LRT, University of Calgary, hospitals & downtown.