

**7216 Silvermead Road NW**  
**Calgary, Alberta**

**MLS # A2210204**



**\$635,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** central vacuum (as is), attached shelves in storage/laundry room and in garage

Welcome to this spacious family home in the desirable community of Silver Springs. This home offers over 1900 square feet of living space, and features 4 large bedrooms, 2 full bathrooms, a private fenced back yard, and a double detached garage. The property is ideally located close to many schools including Silver Springs Elementary, to shopping at Crowfoot Crossing, and to transit/the LRT. Upon entering the home, you will notice that both levels have had modern vinyl plank hardwood installed. The upper level is bright and open, with an inviting living room with a wood burning fireplace. Adjacent, the kitchen (with ample countertops and storage) flows into the dining room, that opens onto the large sunny deck. This level has two full bedrooms and a full bathroom. Downstairs, you will find an equally impressive large family room. This level has the third and fourth bedrooms (both with large windows), a second full bathroom, and a large laundry/storage room. The home features a private back yard, a double attached garage, and ample room to park a third vehicle or trailer beside it. The property is 10 minutes from the University of Calgary and also from Winsport; It is surrounded by parks, walking trails, and green spaces, and is in close proximity to the ravine. Silver Springs is a ideal neighbourhood for those looking to be involved, as the Silver Springs Community Association offers many events for all ages (membership fee of \$10-35 annually), and the neighbourhood offers many other amenities including an outdoor pool and hockey rink, and quick access to Bowmont Park. With almost 2000 square feet of living space, 4 bedrooms, 2 full bathrooms, a double detached garage, private back yard, and no condo fees, in the well established neighbourhood of Silver Springs, this property offers incredible value!