

**224 Silverview Way NW  
Calgary, Alberta**

**MLS # A2298370**



**\$980,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Paved		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile, Wood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Closet Organizers, Kitchen Island, Separate Entrance, Stone Counters, Storage

**Inclusions:** Refrigerator in Basement, Gym Flooring

Set across from a lovely green space with direct access to the Silver Springs off-leash area and the network of walking paths leading to the ridge, this thoughtfully renovated home offers both everyday comfort and an exceptional setting. Within it's nearly 2,600 sq. ft. of living space, the home has been extensively updated and features five bedrooms and three bathrooms. The kitchen is designed with both function and style in mind—custom two tone cabinetry, quartz counters, marble tile backsplash, a generous island, and Bosch stainless steel appliances. The living room is bright and welcoming, anchored by a stylish fireplace and a large picture window framing views of the park. The primary bedroom is a calm retreat with a custom-built closet and a beautifully finished ensuite featuring a barn door and full tile surround. Two additional main floor bedrooms are well-sized and positioned near a spa like full four-piece bath, thoughtfully set apart from the main living areas. A serene view of the rear yard and mature trees can be enjoyed from the rear bedroom/office. The lower level continues to impress with large windows, two additional bedrooms, a spacious family room with feature wall, a well-appointed wet bar, a third full bathroom, and a dedicated laundry area. Previous updates throughout the home include stucco exterior, soffit, fascia, eavestroughs, windows, hardwood flooring, bathrooms, insulation, furnace, hot water tank, electrical, plumbing, and concrete work. Central Air is a more recent addition to add to your comfort this upcoming summer. Enjoy the gorgeous, treed rear yard with raised deck in the upcoming warmer months. The oversized garage is fully insulated, finished with epoxy flooring, and opens to a paved back lane. A home that balances quality updates with a truly special location—one that's hard to come by.