

**27 Silverdale Crescent NW**  
**Calgary, Alberta**

**MLS # A2208676**



**\$799,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Window coverings and blinds ( as is )

Welcome to this beautifully maintained 5+1 bedroom, 3-bathroom home in the highly desirable community of Silver Springs! Proudly owned by its original owners, this spacious and inviting property sits on quiet and generous pie shaped 6555 sq. ft. lot, offering endless possibilities for families. Main Level: Designed for Comfort & Style - Step into a bright and airy great room, where a vaulted foyer with custom wood accents welcomes an abundance of natural light. The separate dining room is ideal for hosting memorable gatherings. The living room exudes warmth with its large picture window and a classic wood-burning brick fireplace—a perfect space to unwind. A spacious kitchen with a sit-up island and ample cabinetry makes meal prep easy. Convenient main-floor primary bedroom with a 4-piece ensuite. Upper Level - Space for Everyone. Discover four generously sized vaulted bedrooms, each brimming with character. A full bathroom completes this level, ensuring comfort for the whole family. Finished Basement - Endless Possibilities - A large family room featuring another cozy wood-burning fireplace and a built-in bar area—ideal for movie nights and entertaining. Additional bedroom and an office/den for flexible living options. A 3-piece bathroom and spacious laundry room add extra convenience. Outdoor Oasis & Future Potential - The huge, fenced backyard provides ample space for kids to play. Plenty of room to build a larger garage or create your dream outdoor retreat. Prime Location & Community Perks - Steps away from the tranquil Botanical Gardens of Silver Springs and the Silver Springs Bowmont Park walking trails, perfect for nature lovers. Close to top-rated schools, shopping, restaurants, and essential amenities. Don't miss this rare opportunity to own a home in one of the city's most sought-after neighborhoods. Book your private

showing today!