

32, 8020 Silversprings Road NW
Calgary, Alberta

MLS # A2232347



\$525,000

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|-----------|---|--------|-------------------|
| Division: | Silver Springs | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,186 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, Insulated, Tandem | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped, Street Lighting | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | \$ 508 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: N/A

Welcome to this exquisite executive townhouse in the sought-after gated community of "Estates on the Ravine" in Silver Springs. Perfect for lock and leave lifestyle or for someone who wants that extra security. With over 1,300 sq ft of thoughtfully designed living space and a double attached tandem style garage, this home perfectly blends style, comfort, and convenience. A spacious foyer opens to wide plank hardwood floors throughout. The main level features a bright, open-concept living area with vaulted ceilings, large windows, and a cozy gas fireplace. Step out onto the west-facing deck—complete with a gas hookup—for year-round sunshine and relaxation. The elegant kitchen boasts off-white cabinetry, stainless steel appliances, and black granite countertops. A raised eating bar and generous dining area make entertaining easy. Upstairs, the primary suite is a true retreat with a large closet and a luxurious 4-piece ensuite. A second bedroom on the main level offers flexible use as a guest room, office, or hobby space, with access to the private backyard. Meticulously maintained, this home includes central A/C, plantation shutters, a high-efficiency furnace, and a workshop area. Enjoy nearby walking paths, parks, transit, and easy access to the Bow River, Stoney Trail, Nose Hill Drive, and the Botanical Gardens of Silver Springs. Don't miss this rare opportunity to enjoy refined living in one of NW Calgary's most desirable communities. Book your private showing today!