

12, 8020 Silver Springs Road NW
Calgary, Alberta

MLS # A2214557

\$499,900

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

| | | | |
|-------------|---|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl | Sewer: | - |
| Roof: | Wood | Condo Fee: | \$ 508 |
| Basement: | Finished, Partial | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s) | | |

Inclusions: N/A

Welcome to Estates on the Ravine, an exclusive gated complex with only 27 townhomes situated on a quiet cul-de-sac backing onto a ravine in the heart of sought after Silver Springs. Over 1459 sq ft of renovated living area with fresh paint & new flooring throughout. The spacious foyer makes welcoming company a pleasure with lots of room to congregate & a roomy double closet. The main floor features sun drenched west facing rooms with dramatic vaulted ceilings. The great room includes a cozy gas fireplace, a bay window & French door access to a private balcony. The dining room is open for flexible expansion of the seating area. The kitchen has a peninsula with raised breakfast bar, white cabinetry, stainless appliances & a pantry. The spacious 2nd bedroom/den is also on this level & features a double closet & patio door access to the patio. There is a 4 pc bath conveniently located on this level for guests. The master bedroom is only 6 steps up from the main floor & features vaulted ceilings, a bay window, a huge double closet & a luxurious 5 pc ensuite with soaker tub & expansive vanity space. This unit's tandem garage easily accomodates 2 vehicles plus a private parking stall out-front. Close to shopping, transit, schools + easy access to Crowchild Trail & the new Ring Road.