

## 35 Silver Ridge Rise NW Calgary, Alberta

**MLS # A2222878**



# \$749,900

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** n/a

Step into comfort and charm in this lovingly cared-for split-level home in the heart of Silver Springs. With 4 bedrooms, 2.5 bathrooms, a spacious family room, and a cozy rec room, there's room for everyone to relax, play, and grow. The bright kitchen is equipped with quality KitchenAid appliances and opens to a sunny deck—perfect for summer BBQs or evenings by the fire pit, taking in the beautiful views. Thoughtful upgrades throughout include triple-pane windows, solid-core interior doors, a newer washer/dryer, water softener, and a 35-year roof for peace of mind. The double detached garage adds convenience, while the backyard offers a quiet retreat surrounded by nature. Just steps away from Bowmont Park, the Botanical Gardens, and scenic river pathways, this is a home where lasting memories are made. Welcome to a place where your family can truly feel at home.