



## 27 Silver Springs Drive Calgary Alberta

\$599,900

The moment you step through the door of this wonderful townhome in Silver Springs you will know you have found your new HOME! Located here in the exclusive SILVER SPRINGS COURT complex walking distance to the Botanical Gardens of Silver Springs, this stylish designer home enjoys a total of 3 bedrooms & 2.5 bathrooms, vinyl plank floors & quartz countertops, oversized heated single garage & private South backyard shaded by towering mature trees. Extensively renovated in 2022, you will love the inviting & cozy living room of this incredible split-level condo with its thermostat-controlled gas fireplace, soaring 12ft ceilings & floor-to-ceiling wall of built-in bookcases. The sleek eat-in kitchen & dining area features upgraded quartz counters & 2-toned custom cabinets, touchless kitchen tap, subway tile backsplash & Samsung stainless steel appliances including the stove with double ovens plus Miele dishwasher. The top floor has 3 lovely bedrooms & 2 full bathrooms; the South-facing primary bedroom has a walk-in closet/dressing room complete with built-ins & ensuite with glass shower. The basement level is finished with a great-sized flex room...which would make a great home office, rec room or gym...& the oversized window means it could also be another bedroom. Next to the kitchen is the laundry area with deep built-in cabinets & stacking LG washer & dryer. The oversized (extra-deep) single garage has built-in shelving for storage & as an added bonus it is heated too! When you want to enjoy the outdoors, head out to the South backyard, relax on the deck & take in the fresh air. With \$150,000 to \$200,000 in renovations, among the extensive improvements include the furnace, walnut woodwork, all interior doors, flooring & countertops, kitchen & bathrooms, paint & roller blinds. SILVER SPRINGS COURT has an enviable location next the Silver Springs Plaza & the sports field...

Living room 20.33 Ft x 14.17 Ft

2pc Bathroom Measurements not available

Dining room 13.17 Ft x 6.75 Ft

Kitchen 14.17 Ft x 13.50 Ft

Laundry room 7.25 Ft x 6.75 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Primary Bedroom 12.42 Ft x 10.00 Ft

Bedroom 10.42 Ft x 8.58 Ft

Bedroom 12.92 Ft x 9.83 Ft

Recreational, Games room 19.08 Ft x 14.25 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)