

# \$850,000 - 80 Silver Ridge Rise Nw, Calgary

MLS® #A2210656

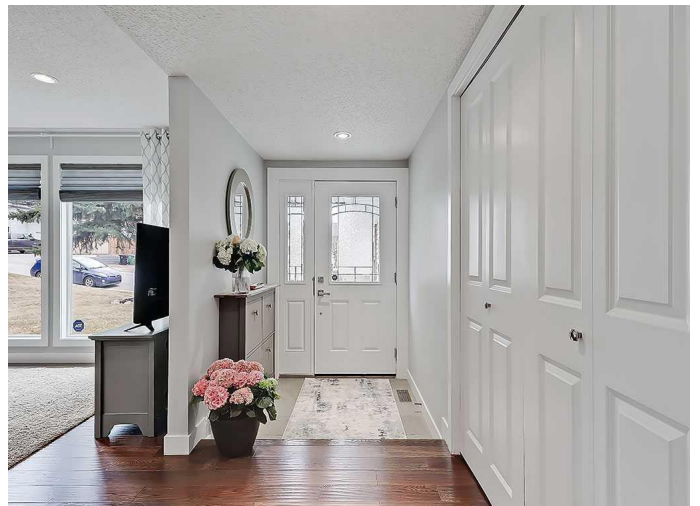
**\$850,000**

4 Bedroom, 4.00 Bathroom, 1,731 sqft  
Residential on 0.15 Acres

Silver Springs, Calgary, Alberta

**\*\*OPEN HOUSE Sun April 13, 1:00-3:00pm \*\***

Finally, the home you've been waiting for can be yours! A fully-renovated (to the studs) and modernized home, with 3+1 Bedrooms, fully-finished basement, sunny WEST-facing backyard on a quiet street, and in one of Calgary's most sought-after established and family-ideal communities; Legendary Silver Springs! This beautiful turn-key home is the perfect mix of classic 70's styling and spacious layout updated to suit modern needs and style. With the kitchen serving as the central focal point, the main floor has been turned into a completely open-concept design, with it's expansive centre island and GAS stove, designer ceiling mounted hood fan, a suite of stainless appliances, granite counters and brilliant white shaker cabinets with under-cabinet lighting. The spacious living room, filled with natural light looks out onto the front yard, and on the other side the the kitchen, a second living area/Flex room/Den complete with GAS fireplace doubles as an office, kids play area or that perfect spot to cozy up and read that new book. A few steps away and just before the garage access, a dedicated laundry room is found opposite of the discrete 2pc bathroom. Upstairs, the large primary bedroom offers a true retreat, not only with it's™s ensuite bathroom and spacious shower, but with the addition of a walk-in closet and private balcony that overlooks the peaceful backyard, offering views of Canada Olympic Park.



Two more spacious bedrooms are found on this level and share the use of a 4-pc bathroom, also updated to match the rest of the home.

The fully-finished basement not only offers a fantastic additional living room, but another large bedroom complete with its own walk-in closet, egress window, and an additional 3-pc bathroom, making this the ideal space for visitors or that teenager that really needs their own space away from Mom and Dad. Important to note, this home has CENTRAL AIR-CONDITIONING, a must-have with Calgary's increasingly hot summers, ensuring you can escape the outside summer heat any time you like. Back to the main floor, off the kitchen, step out onto the back deck where you'll find the perfect space not only to BBQ, but lounge with friends and family during those warm summer nights. This is what Calgary living is all about! And while you do it, your kids can practice their net skills on the custom poured concrete pad which can be doubled up as RV/Boat/toy parking with the addition of a ramp of your choosing off the back alley. A large shed on the north side of the home keeps the yard tools neatly tucked away. Don't forget the Garage! This double attached garage will not only fit TWO FULL SIZED PICKUPS but it is also HEATED, with a 10.5' high ceiling and has a second exit door leading to the deck at the backyard. Located only one block away from W.O. Mitchell Elementary, and only three blocks from St. Sylvester Elementary, imagine your kids being able to walk to school!

Built in 1978

### **Essential Information**

MLS® #	A2210656
Price	\$850,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,731
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	80 Silver Ridge Rise Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4P7

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Gentle Sloping, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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