

**12, 8020 Silver Springs Road NW
Calgary, Alberta**

MLS # A2214557



\$499,900

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.