

**5432 Silverdale Drive NW**  
**Calgary, Alberta**

**MLS # A2276462**



**\$839,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Silver Springs  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,338 sq.ft.  | <b>Age:</b>   | 1973 (53 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage                                       |               |                   |
| <b>Lot Size:</b> | 0.19 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Paved, F |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage |                   |      |
| <b>Inclusions:</b> | N/A  |                   |      |

Extensively renovated home in the heart of Silver Springs, over \$150,000 in upgrades since 2017, exceptional mechanical & electrical improvements, situated on a private 8,331sq ft &nbsp;lot featuring a beautiful City-maintained Centennial tree. This unique L-shaped home offers a very private wrap-around yard, perfect for outdoor living & entertaining, highlighted by a 16x24 deck directly off the kitchen ,ideal for summer gatherings, BBQs & relaxing in your own secluded retreat. The home has been updated & freshly &nbsp; painted throughout. Upgrades include solar-controlled triple-glazed windows, attic insulation(2018), high-efficiency Lennox furnace(2024), FVIR-certified power-vent water heater(2024), new electrical panel(2018),remediated aluminum wiring, updated outlets inside & out, offering peace of mind for years to come. The kitchen renovation(2018) is stylish and functional, featuring custom cabinetry by Legacy Cabinet Solutions, Cambria quartz countertops, a large island with seating for eight, high-end Blanco sink & faucet, pot lighting, luxury vinyl plank flooring, & updated appliances. An expanded dining-room window, &nbsp;with Lux windows & a Lux front door, fills the space with natural light & enhances the home&rsquo;s curb appeal. Main-floor updates(2014&ndash;2025) include a renovated primary bedroom. main bathroom(2014), new bedroom doors, new hardware(2018), new closet doors(2025), &nbsp;luxury vinyl plank flooring(2018). A wood-burning fireplace adds warmth & character, upgraded windows further enhance comfort & efficiency. The lower level (2025) offers &nbsp;future suite potential, with a side door already in place for a potential separate entrance, a renovated 3-piece bathroom with a new window, and an adjacent flex room that requires an egress window to become a bedroom. Plumbing and electrical

are already installed for a future kitchen or wet bar, with drainage. A future 3-piece bathroom with electrical, plumbing, fan, venting already completed. Finishing touches include drywall, paint, shower tile, shower enclosure, toilet, vanity & a pocket door. The basement also features new carpet, laminate flooring, pot lighting, an office or workout room, generous storage, a recreation room with a faux fireplace. Outside, the property continues to impress with a heated double garage, converted from a flat roof to a truss-style roof, complete with an industrial heater & new garage door. Exterior upgrades include new deck railing, newer eaves, soffits & downspouts(2021) shingles & a new rubberized driveway coating. Located in one of Calgary's most desirable NW communities, this home is walking distance to schools, &nbsp;community centre, pool,&nbsp;ice rink, Happy Fresh Market &&nbsp;gas station. Enjoy quick access to downtown, the mountains, &nbsp;airport, Bow River pathways&nbsp;&&nbsp;Bowmont Park. The Birthplace Forest & Silver Springs Botanical Gardens further enhance the area's charm. A rare opportunity to own a thoroughly upgraded&nbsp;home in an established highly sought-after neighborhood.