



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6947 silver springs Road NW
Calgary, Alberta

MLS # A2220561



\$849,000

| | | | |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| Division: | Silver Springs | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,537 sq.ft. | Age: | 1973 (52 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | 220 Volt Wiring, Carport, Double Garage Detached, Garage Door Opener | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Gazebo, Lawn | | |

| | | | |
|--------------------|--------------------------------------------------------------------------------|-------------------|------|
| Heating: | Central, Electric, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Stucco | Zoning: | R-C1 |
| Foundation: | Block | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, See Remarks, Track Lighting, Walk-In Closet(s) | | |

Inclusions: nonde

Welcome to the highly sought after neighbourhood of Silver Springs! This beautifully renovated 4 level split is perfect for a large family or a family ready to grow with space for everyone. The home is walking distance to CBE & CSSD schools & just steps to transit, and the immaculately maintained Silver Springs Botanical gardens, a year round walkway that brings avid hikers right down to the river. The bright & open main floor is complete with kitchen, living, dining, a office or 4th bedroom, a luxurious brand new soaker tub in the 3 pc bathroom which is right next to the high powered stacked laundry. The kitchen has been completely renovated with high gloss cabinets, quartz countertops, & stainless steel appliances, as well as new tiled flooring. The upper level has a gorgeous 5 piece bathroom & 3 bedrooms including the master with a walk in closet. The brand new finished basement is equipped with a walk in closet and 3 piece bathroom beside a room that could function as a 5th bedroom or a rec room. Beside this room is a large family room, with built in wiring tubes for a massive big screen TV. The perfect space for social gatherings or family time, the kitchenette has the perfect setup with space for a fridge, stove or a infrared sauna. The large southwest backyard is perfect for a family. The brand new roof of the double detached garage is the perfect space to take in the incredible sunsets & mountain views, ready for your creative design to build the perfect deck. You have access to your oversized double detached garage off the back lane as well as 2 additional parking spots next to the garage on the newly laid gravel parking pad. Some of the additional features of this home are a newer roof, a brand new garage roof, a new furnace, & newer hot water tank. As well as lots of pot lights & all new blinds. There is an illegal basement suite that could be perfect for a teenager, live in

nanny or tenant. This is a must see home!