



**GRASSROOTS**  
REALTY GROUP

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**6267 Silver Springs Hill NW  
Calgary, Alberta**

**MLS # A2231696**



**\$819,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Heated Garage, Insulated, Off S		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Environment		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

OPEN HOUSE - SUNDAY JUNE 22 2-4 PM! Sitting at a high point, on a quiet dead-end street, this upgraded mid century home has the size and location you need! With over 2500 sq. feet of developed living space, a newly constructed illegal basement suite, parking for up to 8 vehicles and/or pad for a large Winnebago, heated oversized double garage, and backing onto a gorgeous green space reserve that serves dog walkers, nature enthusiasts; and has all the outdoor sporting facilities you can think of, this home has it all! Location, size and amenities! Inside the 1350 sq. ft. main floor you'll find a massive living room with gigantic west facing windows that over look the street below; a nearly 400 sq ft kitchen, upgraded with white quartz and cupboards, new SS appliances, and a stacked laundry for your convenience. 3 generous bedrooms, an ensuite and 4 piece bathroom finish the main floor. A separate entrance leads to the basement illegal suite which boasts a good 1200 sq feet and includes full kitchen, 3 piece bath, 2 HUGE bedrooms with egress windows, and a den. There's also a good sized dining/play area thrown in. The back yard has a huge wrap-around deck, stone patio, and a exceptional 3 car concrete parking pad. Throw in a heated, drywalled 24 x 22 garage and parking will never be a problem here. The home comes with a BRAND NEW ROOF, BRAND NEW FURNACE, fresh paint, new carpets and upgrades mentioned earlier. A green space behind the home buffers all traffic and is an aesthetic treat for the eyes. Foot paths for dog walkers lead eventually to the endless paths of the Silver Springs mountain/river view escarpment. A short walk leads to the Botanical Gardens, tennis courts, soccer and baseball fields and more. Live upstairs and rent down!

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