



**GRASSROOTS**  
REALTY GROUP

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**6259 72 Street NW**  
**Calgary, Alberta**

**MLS # A2241439**



**\$889,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** Built-in basement bench and cushions, outdoor sectional and firepit, outdoor kids play house and play structure

Welcome to this beautiful HUNTER-TRISTAN designed home in the sought after community of Silver Springs! Owned by the same owners for over a decade, this home has been lovingly cared for and tastefully renovated throughout! Step inside and you'll appreciate the open floor plan and gorgeous hardwood flooring. Your dream kitchen features beautiful updated cabinets, modern stainless steel appliances, a large central island and quartz countertops all finished in stylish gold hardware. With a spacious living room and dining area, the main level is ideal for hosting your friends and family! The primary bedroom has a walk-in closet and a renovated 4-pc ensuite bathroom with his and her sinks, Carrara marble countertops and a walk-in shower with beautiful tilework throughout. 2 additional bedrooms and another renovated 4-pc bathroom complete the main level. The FULLY FINISHED basement has a spacious living area, 2 more bedrooms, a renovated 3-pc bathroom and a laundry room with a brand new sink. The WEST-FACING backyard is a great place to spend your summer evenings! It features a large deck with a pergola, a custom built sectional and firepit area, kids play house and play structure, an OVERSIZED double detached garage and ample space for a trailer / RV parking. Other UPGRADES include: NEWER WINDOWS throughout, UPDATED ELECTRICAL panel and wiring, front porch and rear additions (all done with the necessary PERMITS!) and a NEW roof (2022). This home is situated on a CORNER LOT with mature trees, plants and flowers. Conveniently located close to multiple parks including the gorgeous Bowmont park, the Silver Springs botanical gardens, the off-leash dog park and walking paths along the river. Families will appreciate the 3 schools within walking distance of this home - the Silver Springs

(K-6) school, the St. Sylvester Catholic School and the W.O. Mitchell School. Crowfoot Crossing with multiple shops and restaurants is just a short drive away! With easy access to downtown via Crowchild Trail / Dalhousie train station, this home is a must see! Call to book your showing today.