



GRASSROOTS
REALTY GROUP

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

7036 Silverview Road NW
Calgary, Alberta

MLS # A2278779



\$924,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,199 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Natural Woodwork, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Alarm Hardware		

Gorgeous, substantially renovated and remolded bungalow in a premium location. Situated in the highly sought after NW community of Silver Spring and only minutes away from the extensive Bow River pathway system and beautiful Bowmont Park. Modern open concept plan is ideal for entertaining. Rich hardwood flooring stretches throughout the main level. The large central quartz waterfall island highlights the huge gourmet's kitchen. Ample amounts of white slab style cabinetry and quartz countertops. Classic white subway tile backsplash. Stainless steel appliances include a gas stove, and custom hoodfan concealed behind Oak slats. The adjacent living room showcases a custom built-in lower wall unit with fireplace and Oak slat highlights. Luxurious primary suite features his and hers closets plus a third walk-in closet with built-ins. Spa style ensuite bath is highlighted buy a separate walk-in tiled shower and a gorgeous freestanding soaker tub plus a tile floor, quartz countertops and dual sinks. Secondary bedroom and a full bath with matching finishes round out the main level. The fully developed lower level adds to your living space and offers a fantastic built-in wall unit plus a fully custom built-in wet bar that's makes this the perfect spot for movie night or watching the big game. 2 more generous bedrooms plus another full bath, home gym and laundry room complete the lower level. Beautifully landscaped. Multiple outdoor living spaces Double detached heated garage. Central A/C. All new windows, exterior paint and concrete walkways. Wow! Nothing to do but move in and enjoy!