



**6607 Silver Springs Crescent NW
Calgary, Alberta**

MLS # A2298300



\$828,800

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,144 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Off Street, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Garden, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Storage		

Inclusions: N/A

****Open House Saturday 1pm-3pm**** Welcome to this beautifully updated 4-bedroom home in the highly sought after community of Silver Springs. Nestled on a quiet crescent, this property offers the perfect blend of comfort, functionality, and location. Featuring a bright and inviting open layout with generous living spaces, large windows, and plenty of natural light throughout. The kitchen is well appointed with ample cabinetry, and built-in workspace, flowing seamlessly into the dining and living areas ideal for both everyday living and entertaining. Step out from the living room and kitchen onto the sunny south facing deck, perfect for morning coffee or evening gatherings while the west facing backyard offers incredible afternoon and evening sun, creating a warm and inviting outdoor space to enjoy throughout the seasons. The main Level offers 2 spacious bedrooms, including an updated 2 piece ensuite off the primary bedroom. This well designed floor plan is ideal for families. The lower level provides additional living space, including a large recreation room, two bedrooms and a full 3 piece bathroom. The bright walk-out basement leads you to your west backyard. Located close to top rated schools, parks, pathways, and all amenities, with easy access to major routes, this is a fantastic opportunity to own in one of NW Calgary's most established and desirable neighborhoods.