



**136 Silver Ridge Close NW  
Calgary, Alberta**

**MLS # A2141498**



**\$799,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Faces Front, Insulated, Oversized, RV Acc		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Irregular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Rods excluding curtains

Exceptional VALUE for this BEAUTIFUL and IMMACULATE home on a LARGE 28.96 x 18.29 corner lot with tons of potential. Located on a quiet street in sought-after SILVER SPRINGS. The modern and OPEN layout is perfect for living and entertaining, with numerous windows allowing for plenty of natural light, making this home BRIGHT and CHEERY. This BEAUTIFUL home features a GOURMET kitchen with an ISLAND, plenty of cabinets and counter space, and a large eating area. The living room boasts a cozy WOOD BURNING FIREPLACE, and the patio door leads to your DECK and full fenced backyard. There are 3 bedrooms on the main level, including a primary bedroom with an 3 piece ENSUITE. The finished basement has large WINDOWS and a SEPARATE ENTRANCE, featuring a large family/rec room with another wood burning fireplace, a small kitchenette, 2 additional generous sized bedrooms, and another full bathroom. There is an OVERSIZED DOUBLE GARAGE insulated and drywalled as well as RV parking. This fantastic property is steps from the Silver Springs pool, plenty of schools, multiple parks including the ridge that leads to the river, and Bowmont Park. Close to shopping and is easy access to major roadways. Exceptional value! Don't miss out on this fabulous home!