



**6519 Silver Springs Crescent NW
Calgary, Alberta**

MLS # A2145520



\$729,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,059 sq.ft.	Age:	1973 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, On Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: work bench, curtain for closet staying, backyard shed, rope book shelf in downstairs basement, bathroom mirrors, swing set frame, light fixtures, tv mounts, cabinets in office/bedroom, dog house, glass/mirror cabinet in garage, baby gate,

Step into this stunning family home, where every detail has been meticulously renovated to create a warm and welcoming environment. Designed with love and an eye for quality, this home is move-in ready and perfect for modern living. As you enter, you’ll notice the abundance of natural light streaming through the new windows installed in most areas of the house. Inside, the heart of the home is a bright, new kitchen, equipped with modern appliances and finishes that will inspire your culinary creativity. The luxury vinyl plank floors throughout the house are both chic and durable, while the ceramic tile bathroom offers elegance and ease of maintenance. Brand new light fixtures throughout the home add a fresh, contemporary feel to every room. The walk-up basement, with its separate entrance, holds potential for future development as a suite, offering additional living space or rental income. Energy efficiency is a priority in this home, with Level 5 spray foam vapor barrier and high-efficiency attic insulation keeping it cozy and cost-effective. A new washer and dryer add to the convenience. Outside, the brand-new roof and Hardy board siding not only enhance the home’s aesthetic appeal but also promise durability for years to come. The backyard is a true oasis, featuring a retaining wall and thoughtful grading, making it an ideal space for family gatherings and outdoor activities. A sleek, modern fence provides privacy and a touch of contemporary style. From the back patio, enjoy breathtaking mountain views and spectacular sunsets, with glass wind blockers ensuring a comfortable experience. A front and back irrigation system maintains the lush greenery of the outdoor spaces. Situated in a prime location and most loved community of Silver Springs, this home is close to three elementary schools, making it ideal for families. Additionally, the nearby botanical gardens offer

natural beauty and recreational opportunities, enhancing the charm of this wonderful neighborhood. Every detail has been thoughtfully crafted to create a beautiful, functional, and comfortable home. Don't miss the chance to make this your dream home!