



**GRASSROOTS**  
REALTY GROUP

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**8415 62 Avenue NW**  
**Calgary, Alberta**

**MLS # A2198560**



**\$699,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Granite Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** None

Welcome home to this well maintained Storey & half style home that offers a living room with wood burning fireplace, a formal dining room, a good size kitchen, as well as a main floor bedroom, full bathroom & a laundry room. The upper floor offers a good size Primary room, and 2 other bedrooms and a full bathroom. The fully finished basement offers a large Recreation room, a den'office/bedroom as well as a 3 piece bathroom, kitchen/wet bar & a large storage/utility room. Newer windows, newer furnace, the instant hot water, newer built-in Dishwasher and stove, as well as newer water softener makes this home a great opportunity for a growing family. The Sunny South facing backyard with a two tiered maintenance free composite deck makes a great spot for kids to play and enjoy the natural warmth & light. Quiet location yet close to all amenities. Call today to view !