



THE
A-TEAM

**RE/MAX
FIRST**

148 SILVER SPRINGS Drive, Calgary T3B3G4

MLS®#: **A2140397** Area: **Silver Springs** Listing Date: **06/12/24** List Price: **\$784,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 19-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **5,274 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,125**
 Low Sqft:
 Ttl Sqft: **1,125**

DOM

20
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Rectangular Lot**
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Sump Pump(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`10" x 11`11"	Dining Room	Main	8`4" x 10`5"
Living Room	Main	15`6" x 15`9"	Bedroom - Primary	Main	121`4" x 10`4"
Bedroom	Main	8`10" x 8`11"	Bedroom	Main	10`1" x 8`11"
4pc Bathroom	Main	4`11" x 9`1"	2pc Ensuite bath	Main	4`11" x 4`11"
Bedroom	Lower	8`0" x 10`10"	Bedroom	Lower	8`10" x 10`0"

3pc Bathroom
Den

Lower
Lower

7`11" x 6`2"
11`2" x 12`4"

Family Room

Lower

20`1" x 12`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210LK

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this updated bungalow in the heart of Silver Springs! Once you step inside you'll be impressed by the open floor plan and natural light from the huge windows and skylight. Through the new kitchen you can access the back deck and sun drenched back yard through new sliding doors. The kitchen itself has been thoroughly modernized and the central island will be a gathering place for your family and any guests you have. Down the hallway are 2 spacious bedrooms and a newly refinished full bathroom. Continuing further you will reach the large master bedroom with a new 2 piece ensuite. The lower level expands into additional living space, perfect for hosting gatherings or relaxing at home. Two additional bedrooms, another full bathroom and a den add further versatility to this already exceptional gem. A separate entrance between both levels grants access to your backyard, featuring a sprawling yard space, private deck, detached garage and a parking pad offering additional parking for your RV, trailer, or boat. This property with it's 5 bedrooms is ideal for growing or intergenerational families. Several key home items have been replaced, providing added peace of mind: Furnace (2019), Roof (2013), Water Softener (2014), Water Tank (2024). Additionally, all of the kitchen appliances and the washer and dryer are brand new. The upstairs bedrooms, kitchen and bathroom windows have been replaced. This home is conveniently located near schools, parks, the Silver Springs outdoor pool, the Crowchild Twin Arenas, the LRT, and major arteries like Crowchild Trail, Nose Hill Drive and Stoney Trail. This home is truly exceptional, call your favorite Realtor to view it today!

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











