



THE
A-TEAM

**RE/MAX
FIRST**

136 SILVER RIDGE Close, Calgary T3B 3T4

MLS® #: **A2141498**

Area: **Silver Springs**

Listing Date: **06/16/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 21-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Lot Information

Lot Sz Ar: **6,479 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,146**
Low Sqft:
Ttl Sqft: **1,146**

DOM

16
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Irregular Lot,See Remarks**
Park Feat: **Double Garage Detached,Garage Faces Front,Insulated,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	4`5" x 7`6"
Bedroom	Main	11`7" x 9`1"
Dining Room	Main	11`10" x 9`6"
Living Room	Main	13`1" x 14`8"
4pc Bathroom	Basement	7`3" x 8`3"
Kitchen	Basement	4`9" x 13`0"
Game Room	Basement	12`10" x 14`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	6`8" x 6`11"
Bedroom	Main	11`7" x 9`3"
Kitchen	Main	11`10" x 12`4"
Bedroom - Primary	Main	11`5" x 11`5"
Bedroom	Basement	10`10" x 11`6"
Bedroom	Basement	12`10" x 19`8"
Storage	Basement	4`5" x 9`0"

Furnace/Utility Room	Basement	7`2" x 4`11"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-C1	
Legal Desc:	731494		Remarks
Pub Rmks:	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!		
Inclusions:	Rods excluding curtains		
Property Listed By:	RE/MAX Real Estate (Central)		

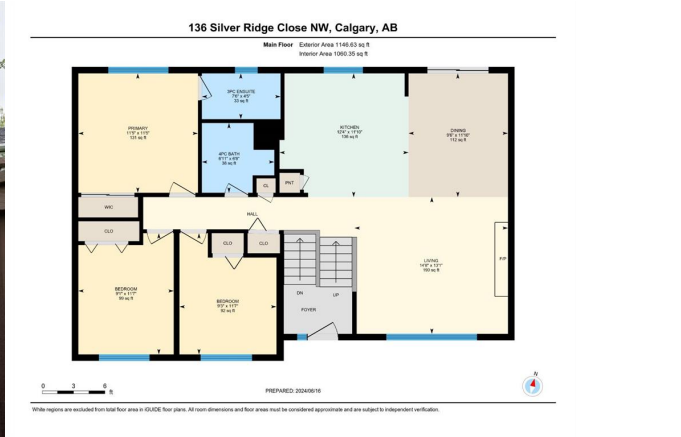
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



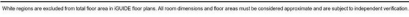








Basement (Below Grade) Exterior Area 1057.52 sq ft
Interior Area 987.37 sq ft
Excluded Area 39.19 sq ft



Garage (Below Grade) Excluded Area 678.82 sq ft

