



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 SILVERCREEK Place, Calgary T3B 5A2**

MLS®#: **A2158658**      Area: **Silver Springs**      Listing Date: **08/18/24**      List Price: **\$1,459,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **11,969 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,969**  
 Low Sqft:  
 Ttl Sqft: **2,969**

DOM

**31**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Lawn,Garden,Gentle Sloping,Landscaped,Private,Views,Waterfall**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Lighting,Private Entrance,Private Yard**

Construction: **Brick,Wood Frame**  
 Flooring: **Carpet,Hardwood,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:  
**Wood**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Electric Cooktop,Gas Cooktop,Range Hood,Washer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Wired for Sound**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`4" x 7`5"	Foyer	Main	13`11" x 7`8"
2pc Bathroom	Main	8`8" x 5`3"	Laundry	Main	8`4" x 7`9"
Entrance	Main	5`3" x 3`7"	Family Room	Main	24`6" x 12`10"
Nook	Main	12`9" x 8`11"	Kitchen	Main	19`0" x 13`4"
Dining Room	Main	11`11" x 9`10"	Living Room	Main	21`9" x 14`3"
Pantry	Main	6`9" x 1`11"	Sunroom/Solarium	Main	31`3" x 11`9"
Bonus Room	Upper	12`0" x 12`2"	Bedroom	Upper	11`9" x 11`10"

**5pc Bathroom** Upper 11`9" x 4`11"  
**Flex Space** Upper 10`5" x 8`1"  
**Walk-In Closet** Upper 10`4" x 5`5"  
**Game Room** Basement 25`2" x 15`5"  
**Media Room** Basement 23`0" x 13`7"  
**Flex Space** Basement 14`7" x 12`8"  
**Bedroom** Basement 14`8" x 12`7"  
**4pc Ensuite bath** Basement 11`8" x 6`11"

**Bedroom** Upper 11`9" x 12`1"  
**Bedroom - Primary** Upper 17`1" x 16`1"  
**5pc Ensuite bath** Upper 16`0" x 9`3"  
**Furnace/Utility Room** Basement 12`11" x 5`1"  
**Storage** Basement 13`9" x 5`10"  
**Entrance** Basement 3`10" x 5`0"  
**Walk-In Closet** Basement 12`2" x 5`10"

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc:

7611077

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Welcome to Silver Creek Place, where breathtaking mountain views and serene luxury converge. Nestled amidst an exquisite garden and your very own private waterfall, spanning an expansive 4,470 sq ft of meticulously finished space, this residence features a state-of-the-art theatre room, a sun-drenched sunroom, and panoramic mountain views from nearly every window. Traditional architectural elegance seamlessly blends with modern upgrades throughout. The living room boasts a vaulted beamed ceiling and pristine hardwood floors, with skylights scattered across the house to enhance natural light. The kitchen has been meticulously upgraded with top-of-the-line luxury appliances, including a built-in refrigerator and both gas and electric cooktops. With most windows replaced and numerous upgrades throughout, this home is move-in ready for its new owner. This home offers year-round enjoyment and unparalleled luxury. Delight in the vibrant garden blooms in the spring, savor peaceful sunsets from the sunroom deck in the summer, enjoy the serene sounds of the waterfall amidst the golden hues of fall, or unwind in the hot tub, surrounded by the tranquil solitude of the expansive yard in the winter. Located in a mature community, Silver Creek Place provides seamless connectivity to schools, business plazas, highways, and shopping, ensuring convenience and accessibility for all your needs. Book your showing today to see this exceptional home for yourself.**

Inclusions: theatre equipment  
 Property Listed By: **Homecare Realty Ltd.**

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