



THE A-TEAM

RE/MAX FIRST

112 SILVER SPRINGS Green, Calgary T3B 3Y9

MLS@#: A2161013 Area: Silver Springs Listing Date: 08/28/24 List Price: \$729,900
Status: Active County: Calgary Change: -\$20k, 07-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1975
Lot Sz Ar: 6,264 sqft
Lot Shape:
Access:
Lot Feat:
Park Feat:

Residential
Detached
Calgary
1975

Finished Floor Area
Abv Sqft: 1,772
Low Sqft:
Ttl Sqft: 1,772

DOM

21
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey Split

Parking

Ttl Park: 4
Garage Sz: 2

Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Underground Sprinklers, Rectangular Lot
Double Garage Attached

Utilities and Features

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

Construction: Brick, Vinyl Siding
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Washer
Int Feat: See Remarks
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, 2pc Bathroom, Kitchen, Breakfast Nook, Foyer, Bedroom, Storage.

Table with 3 columns: Room, Level, Dimensions. Rows include 3pc Ensuite bath, Living Room, Dining Room, Family Room, Bedroom - Primary, Game Room, Bedroom.

Title:  
**Fee Simple**  
Legal Desc:

**7410668**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **"New Price" OPEN HOUSE. SUN Sept 15 from 2 PM to 4:30 PM. This home is the perfect canvas for your modern updates, ready to become a cherished home. On a quiet street, just down from a playground and park sits this beautifully landscaped 2-story split home with a west facing double front-drive garage and large rear yard. @ 1050 sq ft on the main floor. This very popular model includes a large family room with fireplace and sliding doors to the back yard with an oversized 16ft x 14ft deck with railing. 2 steps up into the breakfast nook with home office work station. The wrap around kitchen has a countertop range with built in exhaust, built in oven, Miele dishwasher and a microwave. The classic oak cabinets are topped with a durable Corian countertop. The connecting 12 X 9 dining room is the perfect place for extended family dinners and entertaining friends. The front of house 16 x 13 living room with floor to ceiling windows is more than enough space for more formal gatherings and the spacious foyer from the covered main entry welcomes family and friends. Main floor 1/2 bath and laundry room. Spacious main floors like this have an abundance of common space . The second floor includes a primary bedroom with attached 3 pc bath that includes a shower. There is an additional 4 pc bath along with 2 additional bedrooms perfect for the growing family. The partial split-level basement has a great rec room with plenty of open space and 3/4 height storage/utility space for all of your storage. The home is heated by 2 recently installed high efficiency forced air furnaces and the roof was replaced withing the last 3 years. The back yard is very nicely landscaped with fruit trees and shrubs. This is one of those rare gems that come on the market ready for a family to make their own in a very sought after family friendly NW Calgary community.**

Inclusions:  
Property Listed By: **Window Coverings  
RE/MAX Real Estate (Mountain View)**

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













