



THE
A-TEAM

**RE/MAX
FIRST**

6428 SILVER SPRINGS Way, Calgary T3B 3G2

MLS®#: **A2161387** Area: **Silver Springs** Listing Date: **09/05/24** List Price: **\$699,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **5,952 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,477**
 Low Sqft:
 Ttl Sqft: **1,477**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Lawn,Garden**
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Dishwasher,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home**

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	11`7" x 15`11"
Dining Room	Main	11`1" x 15`9"
Bedroom - Primary	Upper	15`6" x 13`2"
Bedroom	Upper	10`5" x 8`11"
Den	Upper	9`4" x 11`0"
Flex Space	Basement	21`9" x 10`9"
Furnace/Utility Room	Basement	10`10" x 13`10"

Room	Level	Dimensions
Living Room	Main	17`4" x 11`5"
2pc Bathroom	Main	5`8" x 6`11"
Bedroom	Upper	10`6" x 11`6"
4pc Bathroom	Upper	6`0" x 8`0"
Bedroom	Basement	10`8" x 14`11"
2pc Bathroom	Basement	4`10" x 4`2"
Kitchen	Suite	6`5" x 5`11"

3pc Bathroom

Suite

5`8" x 7`6"

Flex Space
Legal/Tax/Financial

Suite

14`0" x 17`1"

Title:
Fee Simple
Legal Desc:

1210LK

Zoning:
R-CG

Remarks

Pub Rmks:

**** Open House Saturday & Sunday Sepetember 14 /15 2024 2-4 PM ** Discover this charming family home on a spacious CORNER LOT in the highly sought-after community of Silver Springs. This well-priced property features a primary bedroom with a sunny, west-facing balcony—ideal for relaxing in the afternoon sun. The upper level includes three bright bedrooms, while the main floor offers both a comfortable family room and a cozy living room, along with a convenient half bath. The basement is partially developed, complete with a bathroom, providing an excellent opportunity to add your personal finishing touches. Outside, the large double garage comes with a loft above, which includes cooking facilities and a 3-piece bathroom. While the loft could function as an ILLEGAL SECONDARY SUITE, please note that it is not registered with the City of Calgary as a legal secondary suite. ** Open House Saturday 2-4 September 7 2024 **Wow ** Discover this charming family home on a spacious CORNER LOT in the highly sought-after community of Silver Springs. This well-priced property features a primary bedroom with a sunny, west-facing balcony—ideal for relaxing in the afternoon sun. The upper level includes three bright bedrooms, while the main floor offers both a comfortable family room and a cozy living room, along with a convenient half bath. The basement is partially developed, complete with a bathroom, providing an excellent opportunity to add your personal finishing touches. Outside, the large double garage comes with a loft above, which includes cooking facilities and a 3-piece bathroom. While the loft could function as an ILLEGAL SECONDARY SUITE, please note that it is not registered with the City of Calgary as a legal secondary suite. There is a separete electrical feed to the suite, complete with a separete meter. This property has recently been rezoned to R-CG under the city-wide rezoning initiative, offering potential for future development. In addition to the size of the garage, there's still plenty of fully fenced yard space for kids and pets to enjoy. Located within walking distance of the stunning Silver Springs Botanical Gardens, this home combines comfort and community living. Don't miss the chance to make this home yours—schedule a viewing today! For additional photos and videos, please visit our website. This property has recently been rezoned to R-CG under the city-wide rezoning initiative, offering potential for future development. In addition to the size of the garage, there's still plenty of fully fenced yard space for kids and pets to enjoy. Located within walking distance of the stunning Silver Springs Botanical Gardens, this home combines comfort and community living. Don't miss the chance to make this home yours—schedule a viewing today! For additional photos and videos, please visit our website.**

Inclusions:
Property Listed By:

**Garden Shed
CIR Realty**

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











