



THE
A-TEAM

**RE/MAX
FIRST**

8203 SILVER SPRINGS Road #15, Calgary T3B 4K5

MLS®#: **A2161989** Area: **Silver Springs** Listing Date: **09/05/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1977**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space, Landscaped, Many Trees, Private**
 Park Feat: **Double Garage Attached, Tandem**

Finished Floor Area

Abv Sqft: **1,380**
 Low Sqft:
 Ttl Sqft: **1,380**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split, Side by Side**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Third	5`1" x 5`6"	Bedroom - Primary	Level 4	13`3" x 12`7"
Bedroom	Level 5	10`0" x 13`9"	Bedroom	Level 5	11`1" x 10`11"
3pc Ensuite bath	Level 4	6`9" x 8`0"	Balcony	Level 4	13`4" x 14`9"
Dining Room	Third	11`11" x 12`10"	Kitchen	Third	12`5" x 13`1"
Flex Space	Third	9`0" x 10`10"	Furnace/Utility Room	Lower	12`10" x 6`1"
Flex Space	Lower	12`11" x 9`0"	Family Room	Lower	19`3" x 11`8"
Walk-In Closet	Level 4	6`2" x 6`5"	Pantry	Third	4`6" x 5`4"

**4pc Bathroom
Living Room**

**Level 5
Main**

**5`1" x 8`1"
11`6" x 16`3"**

**Entrance
Storage**
Legal/Tax/Financial

**Main
Lower**

**5`5" x 7`0"
3`6" x 3`5"**

Condo Fee:
\$590

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d18

Legal Desc: **7811583**

Remarks

Pub Rmks: **Welcome to this exceptional luxury townhome featuring 3 bedrooms and 2.5 bathrooms, tucked away next to the amazing Bowmont park / pathways. This home has been meticulously cared for and renovated to offer modern luxury, including plenty of windows from which to appreciate the surrounding nature. Located on one of the best locations in this lovingly cared for complex, this unit is private and peaceful. The gourmet kitchen is equipped with stainless appliances, a large island, Quartz countertops and beautiful trees out the windows. Adjacent to the kitchen is a dining room, walk-in pantry, and a cozy flex room to relax in while dinner is cooking. You might prefer to have your wine on the huge back deck off the kitchen and enjoy the bird sounds and nature. The top level of this home features 2 bedrooms with views out onto the greenspace, as well as an updated and modern 4-piece bathroom. The primary bedroom is on its own floor and has an ensuite 3-piece bath and walk-in closet. To complete this tranquil primary retreat is a South facing deck where you can watch the sunrise with your morning coffee. With 3 walls of windows, this home provides an abundance of natural sunlight. The attached double (tandem) garage has lots of extra space for storage, and there's also a crawl space in the basement. Walk out your door into nature; down to the river and Silver Springs waterfalls. This location is so convenient to the shopping and restaurants at Crowfoot Centre, great schools and just 15 minutes to downtown.**

Inclusions: **n/a**
Property Listed By: **CIR Realty**

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













