



THE
A-TEAM

**RE/MAX
FIRST**

404 SILVER HILL Way, Calgary T3B 4L5

MLS®#: **A2162977** Area: **Silver Springs** Listing Date: **09/06/24** List Price: **\$774,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **6,598 sqft**
 Lot Shape: **98 feet across the back**

Finished Floor Area
 Abv Sqft: **1,161**
 Low Sqft:
 Ttl Sqft: **1,161**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Garden,Greenbelt,Landscaped,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Quartz Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`3" x 11`11"
Living Room	Main	18`10" x 12`8"
3pc Ensuite bath	Main	
Bedroom	Upper	11`3" x 8`11"
Family Room	Lower	17`2" x 12`3"
4pc Ensuite bath	Lower	
Laundry	Basement	13`4" x 10`10"

Room	Level	Dimensions
Dining Room	Main	12`4" x 9`11"
Bedroom - Primary	Upper	11`11" x 10`11"
Bedroom	Upper	11`3" x 8`11"
4pc Bathroom	Upper	
Bedroom	Lower	11`2" x 8`1"
Game Room	Basement	23`11" x 22`11"

Title:
Fee Simple
Legal Desc:

7510950

Zoning:
R-C1

Remarks

Pub Rmks: *****OPEN HOUSE SATURDAY/SUNDAY Sept 14/15th 2:00 - 4:00 ***Immaculate property in an incredible location backing onto the Bow River Pathway system. This well maintained and updated home features 4 bedrooms, 3 bathrooms and is in a highly desirable pocket of Silver Springs. Upon entry, you are welcomed by gleaming maple hardwood floors throughout the main & upper levels. Large newer windows allow for natural light to flow through. The kitchen features a gas stove and has been updated with new white cabinetry, modern tile backsplash, and quartz countertops. Head upstairs to find your spacious primary bedroom with 3-piece ensuite & plenty of closet space. Two additional good sized bedrooms and an updated 4-piece bathroom complete this upper level. The bright and spacious lower level features a family room with gas fireplace and blower fan plus a fourth bedroom with an adjoining 4-piece bathroom; perfect for hosting guests. The basement features a huge flex room and designated laundry room with plenty of additional storage and built-in shelving. Situated on a huge pie shaped lot (98 feet across the back) the private outdoor oasis features three separate patio areas and is perfect for entertaining. Don't forget your oversized double garage with newer opener. The home is in a truly fantastic location with great access to all of the amenities Silver Springs has to offer. Only moments from the Bow River Pathway system & river, Bowmont Park, Botanical gardens, public pool, community gardens, schools, parks, playgrounds, restaurants and shopping. The pride of ownership in this beautiful home is evident. Do not miss your opportunity to make this Silver Springs home your own!**

Inclusions:
Property Listed By: **Basement Pax Wardrobe System
Royal LePage Mission Real Estate**

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











