



THE
A-TEAM

**RE/MAX
FIRST**

6959 SILVER SPRINGS Road, Calgary T3B 3J2

MLS®#: **A2164442**

Area: **Silver Springs**

Listing Date: **09/10/24**

List Price: **\$874,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area

Abv Sqft: **1,413**

Low Sqft:

Ttl Sqft: **1,413**

Lot Information

Lot Sz Ar: **5,059 sqft**

Lot Shape:

DOM

9

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Many Trees**

Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Side,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Garden,Storage**

Construction:

Metal Siding ,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Warming Drawer,Washer,Window Coverings

Int Feat:

Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`2" x 12`6"
Living Room	Main	19`11" x 14`5"
Mud Room	Main	7`0" x 6`5"
Walk-In Closet	Main	6`5" x 3`11"
Bedroom	Main	13`5" x 9`0"
5pc Bathroom	Main	12`11" x 4`11"
Bedroom	Lower	19`6" x 9`4"

Room	Level	Dimensions
Pantry	Main	4`5" x 4`1"
Dining Room	Main	7`0" x 7`0"
Bedroom - Primary	Main	19`7" x 19`1"
4pc Ensuite bath	Main	10`0" x 5`0"
Bedroom	Main	13`4" x 8`7"
Family Room	Lower	13`0" x 12`8"
Bedroom	Lower	13`4" x 11`11"

3pc Bathroom

Lower

10`11" x 4`11"

Laundry
Legal/Tax/Financial

Lower

12`11" x 8`3"

Title:
Fee Simple
Legal Desc:

1210LK

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome home to this beautiful, FULLY RENOVATED BUNGALOW, nestled on a corner lot in the sought-after neighbourhood of Silver Springs! This home masterfully combines modern finishes with functional design, offering a turnkey living experience with no updates required for years to come. Upon entering, you will be immediately welcomed by the spacious entry way with built in cabinetry. The heart of the home is the open concept gourmet kitchen, featuring an ISLAND WITH ADDITIONAL CABINETRY, FLOATING SHELVES, QUARTZ COUNTERTOPS, TILED BACKSPLASH, WALK-IN PANTRY with BEVERAGE FRIDGE, POT FILLER, POT LIGHTS and STAINLESS STEEL APPLIANCES with the stove being an Induction range. This stylish space integrates the dining and living area, making it perfect for both entertaining and relaxing. The cozy fireplace adds an extra touch of warmth and charm to the ambiance. Enjoy the durability of LUXURY VINYL PLANK flooring throughout the main floor. The primary suite is a highlight, showcasing a 4-piece ensuite with an oversized shower, walk-in closet with built-ins and stunning VAULTED ceiling with an abundance of windows. Two spacious bedrooms and a 5-piece bathroom complete the main level. The lower level is accessible through a SEPARATE SIDE ENTRY and DOUBLE HEATED ATTACHED GARAGE. This level expands your living space with a versatile recreational/family room, two additional bedrooms (egress windows), a 3-piece bathroom, a large storage/utility and laundry room. Additional notable attributes include AIR CONDITIONING (2023), TANKLESS WATER HEATER (2021), a HIGH EFFICIENCY FURNACE (2019) a newer 200 amp ELECTRICAL PANEL as well as 60 amp SUB PANEL in the garage, upgraded ATTIC INSULATION to RV50, and a new EXTERIOR RETAINING WALL! The backyard boasts a host of remarkable features, including expansive decks with numerous outdoor living spaces and a sizeable shed, while the established mature trees, shrubs, garden, and perennials enhance the overall ambiance. Additionally, for added convenience there is a parking pad at the side of the home that could be used for a small trailer. This home is ideally located between two schools, the outdoor pool, Bowmont Park with scenic walking and biking paths and the Silver Springs Botanical Gardens. Truly must be experienced from within, book your showing today!**

Inclusions:
Property Listed By: **Beverage fridge in pantry, Shed, Wall mounts (not tvs).
RE/MAX Real Estate (Mountain View)**

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













