



THE
A-TEAM

**RE/MAX
FIRST**

5512 SILVERDALE Drive, Calgary T3B 3P6

MLS®#: **A2167336** Area: **Silver Springs** Listing Date: **09/19/24** List Price: **\$829,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **5,252 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,051**
 Low Sqft:
 Ttl Sqft: **1,051**

DOM

64
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Range,Microwave,Refrigerator,Window Coverings**
 Int Feat: **See Remarks,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`6" x 7`10"	Living Room	Main	17`5" x 11`11"
Kitchen	Main	10`0" x 12`11"	Bedroom - Primary	Main	13`5" x 11`0"
Bedroom	Main	10`0" x 9`2"	3pc Ensuite bath	Main	9`10" x 7`4"
4pc Bathroom	Main	10`0" x 4`11"	Walk-In Closet	Main	8`9" x 9`11"
Family Room	Basement	20`11" x 20`1"	Bedroom	Basement	12`7" x 9`9"
Bedroom	Basement	12`7" x 9`7"	Laundry	Basement	7`7" x 4`11"
4pc Bathroom	Basement	4`11" x 8`2"			

Title: **Fee Simple**
Zoning: **R-C1**
Legal Desc: **1449LK**

Remarks

Pub Rmks: **Welcome to Your Dream Home in Silver Springs! Step into this beautifully renovated bungalow, perfectly situated in one of the city's most vibrant communities. With a full cosmetic overhaul, this move-in-ready gem is just waiting for you to make it your own. Enjoy easy access to stunning parks and picturesque walking paths—ideal for outdoor enthusiasts and families alike! Inside, you'll be greeted by an inviting open floor plan, featuring a spacious living room with an electric fireplace that flows seamlessly into your brand-new kitchen, complete with modern appliances. The main floor also boasts a charming dining room and two cozy bedrooms. The master suite is a true retreat, featuring a walk-in closet and a luxurious 3-piece bathroom with a spacious walk-in shower, offering you a private sanctuary. The basement is an entertainer's dream, featuring two additional well-sized bedrooms and a large living area complete with its own wet bar—perfect for hosting family and friends! Outside, enjoy the newly landscaped front yard and a pristine backyard, complete with a heated double-car detached garage that can double as a workshop or hobby space. Don't miss out on this incredible opportunity—your perfect home awaits!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









