



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7708 SILVER SPRINGS Road, Calgary T3B 4L3**

MLS®#: **A2168928**      Area: **Silver Springs**      Listing Date: **09/26/24**      List Price: **\$959,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 23-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1940**  
Lot Information  
 Lot Sz Ar: **8,794 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,606**  
 Low Sqft:  
 Ttl Sqft: **1,606**

DOM

**33**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,City Lot**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

| Room                     | Level           | Dimensions            |
|--------------------------|-----------------|-----------------------|
| <b>4pc Bathroom</b>      | <b>Main</b>     | <b>12`9" x 4`10"</b>  |
| <b>Bedroom</b>           | <b>Main</b>     | <b>12`10" x 9`10"</b> |
| <b>Dining Room</b>       | <b>Main</b>     | <b>23`9" x 14`1"</b>  |
| <b>Living Room</b>       | <b>Main</b>     | <b>23`9" x 14`10"</b> |
| <b>Bedroom - Primary</b> | <b>Main</b>     | <b>11`10" x 12`5"</b> |
| <b>4pc Bathroom</b>      | <b>Basement</b> | <b>9`1" x 9`6"</b>    |

| Room                    | Level           | Dimensions             |
|-------------------------|-----------------|------------------------|
| <b>4pc Ensuite bath</b> | <b>Main</b>     | <b>8`10" x 8`0"</b>    |
| <b>Bedroom</b>          | <b>Main</b>     | <b>12`8" x 9`11"</b>   |
| <b>Kitchen</b>          | <b>Main</b>     | <b>11`9" x 13`10"</b>  |
| <b>Laundry</b>          | <b>Main</b>     | <b>3`0" x 5`3"</b>     |
| <b>Walk-In Closet</b>   | <b>Main</b>     | <b>8`10" x 4`11"</b>   |
| <b>Bedroom</b>          | <b>Basement</b> | <b>12`10" x 11`10"</b> |

|                        |                          |                                       |                                                                  |                              |                                        |
|------------------------|--------------------------|---------------------------------------|------------------------------------------------------------------|------------------------------|----------------------------------------|
| <b>Bedroom Storage</b> | <b>Basement Basement</b> | <b>12`10" x 11`5"<br/>3`1" x 5`0"</b> | <b>Game Room<br/>Furnace/Utility Room</b><br>Legal/Tax/Financial | <b>Basement<br/>Basement</b> | <b>22`7" x 25`11"<br/>8`9" x 6`10"</b> |
|------------------------|--------------------------|---------------------------------------|------------------------------------------------------------------|------------------------------|----------------------------------------|

Title: **Fee Simple**      Zoning: **R-CG**

Legal Desc: **7610683**

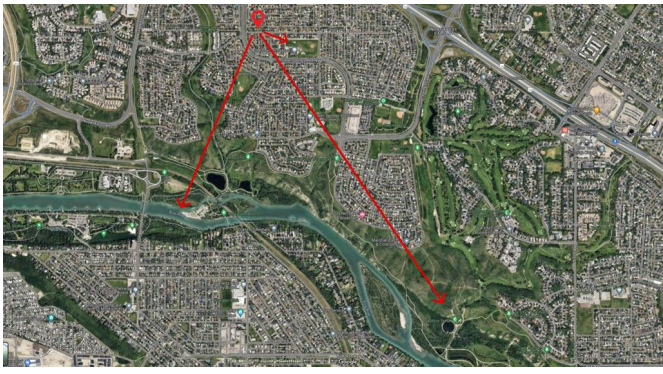
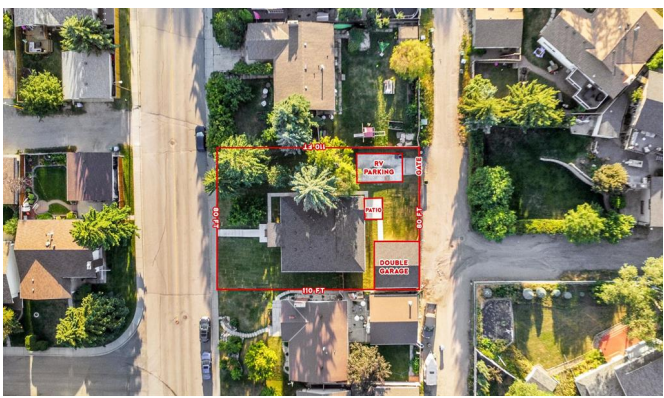
Remarks

Pub Rmks: **Welcome to this Modernly & Gorgeously renovated bungalow house offer both luxury and convenience situated on a massive, huge lot 80ft by 110ft (8794sqft) with over 1600 sqft of living space located in desirable community of Silver Springs with finished basement and brand new built double detached garage (22'5" by 21'11") and a RV parking pad. Additionally, all permits were pulled such as building permit, electrical, plumbing and gas permit along with brand new electrical panel. Whole new landscaping with patio, firepit, fencing and double door gate for RV Parking. This house is modernly designed with warming colors throughout. While you enter to the huge living room with custom feature wall with electric fireplace, dining area and modern wo tone kitchen with all built in kitchen aid appliances package with waterfall quartz countertops. Don't stop here, step outside to the patio door to your private backyard with patio and green space. This level also comprises of three bedrooms and two full washrooms. The primary bedroom is a tranquil retreat, complete with a beautiful accent wall. This room includes a spacious ensuite featuring tiled flooring and walls, a luxurious free-standing bathtub, and a standing shower. The fully finished basement offers a large recreational area with a feature wall and another fireplace, providing a cozy space for relaxation. The appealing wet bar, complete with beautiful cabinets, a sink, wine shelves, and a mini fridge, is perfect for entertaining. The basement also includes two bedrooms and a full bathroom, ideal for accommodating family and guests. The nearly 8800 sq ft lot and brand-new double car garage further adds to the property's practicality. Nestled in the serene neighborhood of silver springs, this home is minutes away from schools, offers easy access to the mountains, downtown, and the airport, and is near an active community center, pool, ice ring, shopping, Happy Fresh market, gas stations, and the Birth Place Forest. Do not miss this outstanding and VERY RARE opportunity!**

Inclusions: **N/A**

Property Listed By: **RE/MAX iRealty Innovations**

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

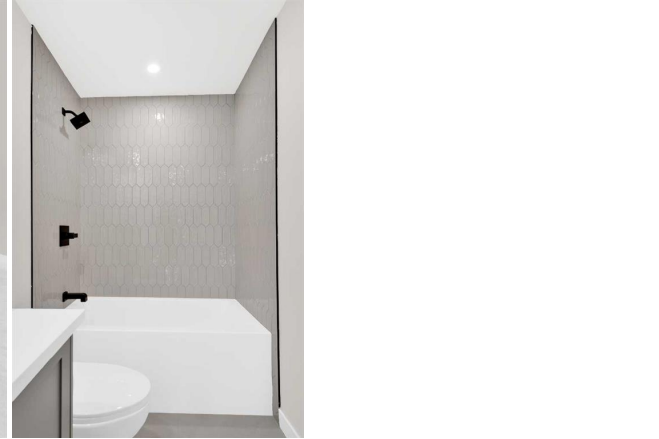




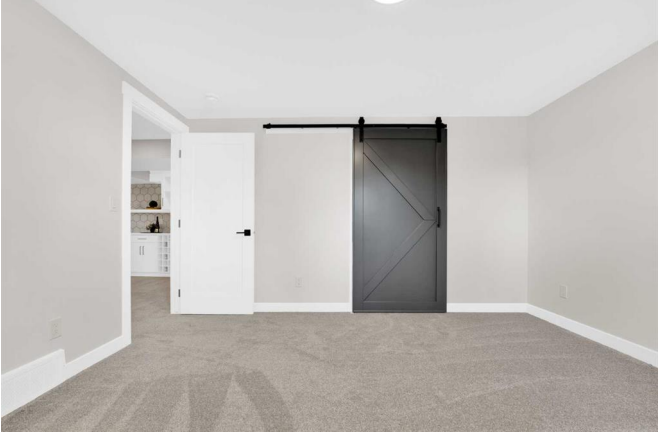
















7118 Market Street, NW, Calgary, AB

1000 sq. ft. (300 sq. m.)



1000 sq. ft. (300 sq. m.)



1000 sq. ft. (300 sq. m.)