



THE
A-TEAM

**RE/MAX
FIRST**

36 SILVER RIDGE Rise, Calgary T3B 4P7

MLS®#: **A2171110**

Area: **Silver Springs**

Listing Date: **10/18/24**

List Price: **\$714,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 22-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,941 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front**

DOM

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Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

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

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`5" x 12`11"
Bedroom	Main	11`11" x 9`0"
Kitchen	Main	13`4" x 13`0"
Family Room	Lower	14`5" x 14`2"
Laundry	Lower	6`1" x 5`2"
2pc Ensuite bath	Main	4`11" x 4`10"
4pc Bathroom	Lower	7`7" x 4`11"

Room	Level	Dimensions
Bedroom	Main	10`11" x 8`11"
Dining Room	Main	10`7" x 9`9"
Living Room	Main	15`5" x 14`10"
Bedroom	Lower	10`11" x 9`10"
Mud Room	Main	10`7" x 3`11"
4pc Bathroom	Main	8`1" x 4`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7610683

Remarks

Pub Rmks: **Welcome to the desirable community of Silver Springs, close to all amenities, including schools, shopping, transportation, recreation facilities, Silver Springs Golf & Country Club, Bowmont Natural Environment Park, Silver Springs Botanical Gardens and more. This well maintained family home on a quiet street with over 1300 plus square feet on the main level, has numerous upgrades and continuous maintenance throughout. The main floor features hardwood flooring, comes with a large kitchen with quartz countertops, patio doors leading to the back deck, dining room open to the living room, good size primary bedroom with a 2 piece ensuite, 2nd and 3rd bedrooms and a four piece main bath. The lower level is developed with a large family room with a brick facing wood burning fireplace, bedroom, laundry/storage area and a 4 piece bath. The exterior of the home is well maintained newer windows and shingles, large deck, professionally landscaped, fenced, back lane and a double attached garage complete this package. Call today for your private viewing!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Mountain View)

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











