



THE
A-TEAM

**RE/MAX
FIRST**

112 SILVER VALLEY Rise, Calgary T3B 4A9

MLS®#: **A2178438** Area: **Silver Springs** Listing Date: **11/12/24** List Price: **\$750,000**
 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: **5,715 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,182**
 Low Sqft:
 Ttl Sqft: **1,182**

DOM

9
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Gentle Sloping,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other,Private Yard**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,See Remarks,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Oven,Induction Cooktop,Refrigerator,Washer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	23`5" x 11`2"
Living Room	Main	14`11" x 15`9"
3pc Ensuite bath	Upper	11`7" x 6`11"
Bedroom	Lower	10`3" x 9`5"
Game Room	Basement	22`1" x 17`0"
Furnace/Utility Room	Basement	11`2" x 7`3"

Room	Level	Dimensions
Kitchen	Main	15`9" x 8`7"
Bedroom - Primary	Upper	26`10" x 16`11"
Bedroom	Lower	10`10" x 10`8"
4pc Bathroom	Lower	4`11" x 7`2"
Storage	Basement	15`1" x 6`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410697

Zoning:
R-CG

Remarks

Pub Rmks:

Home for Christmas! Mountain views and a spectacular master bedroom in this renovated property. Steam shower, oil rubbed French Oak floor and room for your personal gym! Large open living/dining/ kitchen area - perfect for entertaining! Frigidaire professional appliances (induction stovetop) and tons of storage, wow! Office, bathroom and two more bedrooms on the 3rd level. Large recreation area on the fourth level. Spacious detached double garage.

Inclusions:

n/a

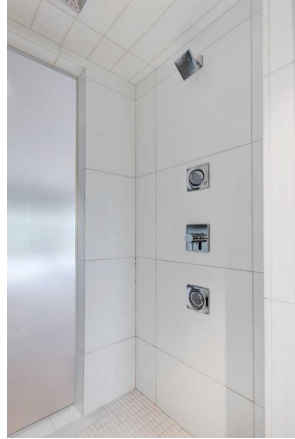
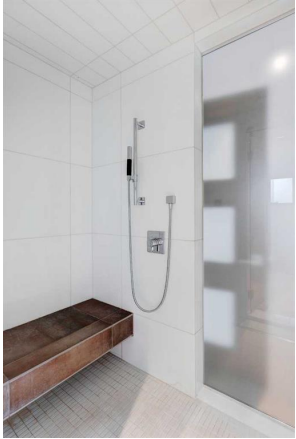
Property Listed By:

Knag Real Estate & Property Management Ltd.

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



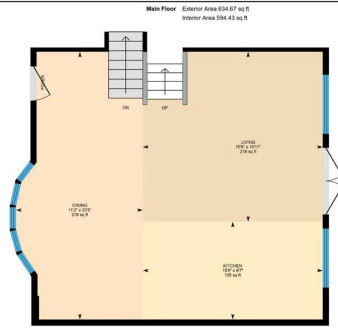








112 Silver Valley Rise NW, Calgary, AB



PREPARED: 2024/11/12
 While regions are excluded from total floor area in QUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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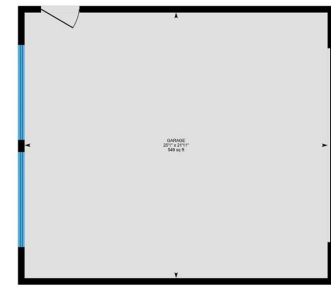
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