



THE
A-TEAM

**RE/MAX
FIRST**

6428 SILVER SPRINGS Way, Calgary T3B 3G2

MLS®#: **A2178516** Area: **Silver Springs** Listing Date: **11/09/24** List Price: **\$680,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **5,952 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,477**
 Low Sqft:
 Ttl Sqft: **1,477**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot,Lawn,Irregular Lot,Level**
 Park Feat: **220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Dishwasher,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home**

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	11`7" x 15`11"
Living Room	Main	17`4" x 11`5"
4pc Bathroom	Upper	6`0" x 8`0"
Bedroom	Upper	10`6" x 11`6"
Den	Upper	9`4" x 11`0"
2pc Bathroom	Basement	4`10" x 4`2"
Flex Space	Level 5	14`0" x 17`1"

Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 6`11"
Dining Room	Main	11`1" x 15`9"
Bedroom	Upper	10`5" x 8`11"
Bedroom - Primary	Upper	15`6" x 13`2"
Flex Space	Basement	21`9" x 10`9"
Laundry	Basement	10`10" x 13`10"
3pc Bathroom	Level 5	5`8" x 7`6"

Kitchenette

Level 5

6`5" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210LK

Zoning:
R-CG

Remarks

Pub Rmks:

Here is your chance to purchase a FAMILY home on a large CORNER LOT on a QUIET Family Street in desirable Silver Springs. The Primary Bedroom has a sunny west facing Balcony. 3 Bedrooms and DEN on the Upper level. Family, Kitchen, Living room and a half bath on the main floor. The Basement c/w Bathroom is PARTIALLY DEVELOPED awaiting your finishing touches. There is a large DOUBLE garage in the back yard with a LOFT built above it. This loft is divided into 3 Rooms it even has 3 Piece bathroom. The garage loft is ideal for a work at home scenario and makes an EXCELLENT HOME OFFICE. This property has now been Rezoned to R-CG with the recent city-wide rezoning. R-CG Zoning could allow for many redevelopment possibilities. (Check with the City of Calgary) Even with this large garage, there is still plenty of FENCED YARD space for the KIDS and ROVER to play. Don't wait come and view this great home. Please view the web site for additional pictures and VIDEOS. When you are in Silver Springs to view this great home, take a walk thru the Amazing Botanical gardens it is within walking distance from you new home.

Inclusions:
Property Listed By:

**Garden Shed
CIR Realty**

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











