



THE
A-TEAM

**RE/MAX
FIRST**

16 SILVER CREEK Place, Calgary T3B 5A2

MLS®#: **A2180408** Area: **Silver Springs** Listing Date: **11/21/24** List Price: **\$1,399,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **11,969 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,969**
 Low Sqft:
 Ttl Sqft: **2,969**

DOM

30
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac,Lawn,Garden,Gentle Sloping,Landscaped,Private,Views,Waterfall**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden,Lighting,Private Entrance,Private Yard**
 Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Electric Cooktop,Gas Cooktop,Range Hood,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Skylight(s),Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`4" x 7`5"	Foyer	Main	13`11" x 7`8"
2pc Bathroom	Main	8`8" x 5`3"	Laundry	Main	8`4" x 7`9"
Entrance	Main	5`3" x 3`7"	Family Room	Main	24`6" x 12`10"
Nook	Main	12`9" x 8`11"	Kitchen	Main	19`0" x 13`4"
Dining Room	Main	11`11" x 9`10"	Living Room	Main	21`9" x 14`3"
Pantry	Main	6`9" x 1`11"	Sunroom/Solarium	Main	31`3" x 11`9"
Bonus Room	Upper	12`0" x 12`2"	Bedroom	Upper	11`9" x 11`10"

5pc Bathroom	Upper	11`9" x 4`11"
Flex Space	Upper	10`5" x 8`1"
Walk-In Closet	Upper	10`4" x 5`5"
Game Room	Basement	25`2" x 15`5"
Media Room	Basement	23`0" x 13`7"
Flex Space	Basement	14`7" x 12`8"
Bedroom	Basement	14`8" x 12`7"
4pc Ensuite bath	Basement	11`8" x 6`11"

Bedroom
Bedroom - Primary
5pc Ensuite bath
Furnace/Utility Room
Storage
Entrance
Walk-In Closet

Upper	11`9" x 12`1"
Upper	17`1" x 16`1"
Upper	16`0" x 9`3"
Basement	12`11" x 5`1"
Basement	13`9" x 5`10"
Basement	3`10" x 5`0"
Basement	12`2" x 5`10"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7611077**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to Silver Creek Place, where breathtaking mountain views and serene luxury converge. Nestled amidst an exquisite garden and your very own private waterfall, spanning an expansive 4,470 sq ft of meticulously finished space, this residence features a state-of-the-art theatre room, a sun-drenched sunroom, and panoramic mountain views from nearly every window. Traditional architectural elegance seamlessly blends with modern upgrades throughout. The living room boasts a vaulted beamed ceiling and pristine hardwood floors, with skylights scattered across the house to enhance natural light. The kitchen has been meticulously upgraded with top-of-the-line luxury appliances, including a built-in refrigerator and both gas and electric cooktops. With most windows replaced and numerous upgrades throughout, this home is move-in ready for its new owner. This home offers year-round enjoyment and unparalleled luxury. Delight in the vibrant garden blooms in the spring, savor peaceful sunsets from the sunroom deck in the summer, enjoy the serene sounds of the waterfall amidst the golden hues of fall, or unwind in the hot tub, surrounded by the tranquil solitude of the expansive yard in the winter. Located in a mature community, Silver Creek Place provides seamless connectivity to schools, business plazas, highways, and shopping, ensuring convenience and accessibility for all your needs. Book your showing today to see this exceptional home for yourself.**

Inclusions: **HotTub**
 Property Listed By: **Homecare Realty Ltd.**

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











