



THE
A-TEAM

**RE/MAX
FIRST**

132 SILVER VALLEY Rise, Calgary T3B 4A9

MLS®#: **A2195833** Area: **Silver Springs** Listing Date: **02/27/25** List Price: **\$799,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**
Lot Information
Lot Sz Ar: **6,813 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,472**
Low Sqft:
Ttl Sqft: **1,472**

DOM
-0
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Bungalow**
Parking
Ttl Park: **2**
Garage Sz: **2**

Access:
Lot Feat: **Back Lane,Corner Lot,Landscaped,Lawn,Level,Rectangular Lot,Treed**
Park Feat: **Alley Access,Double Garage Detached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Covered Courtyard,Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Open Floorplan,Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **R-CG**
Legal Desc: **7410697**

Remarks

Pub Rmks: **This beautifully renovated three-bedroom bungalow is nestled in a sought-after community known for its charming tree-lined streets, friendly atmosphere, and**

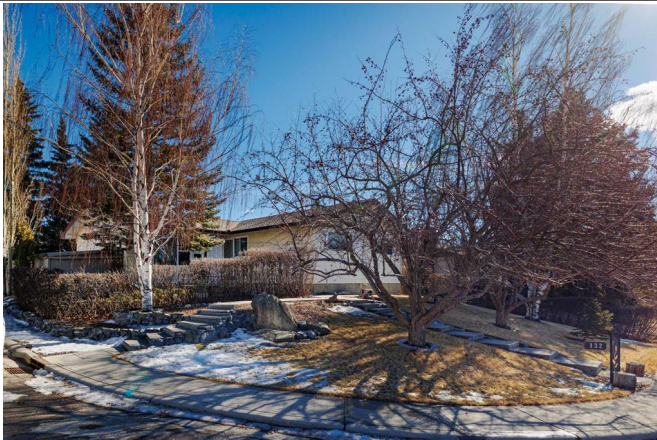
convenient access to top-rated schools, parks, and local amenities. Blending modern updates with timeless appeal, this home offers a perfect balance of style, comfort, and functionality. As you approach this large corner lot, the welcoming curb appeal is evident, landscaped to maximize your outdoor living. A private custom front patio, mature trees, pergola and a perfect amount of grass for those landscaping enthusiasts. Inside, you are greeted by an open-concept living space filled with natural light that showcases the bright and airy interior. The living room offers a generous space to relax and hang out together. The heart of the home is the stunning, fully renovated kitchen, designed with both beauty and practicality in mind. It features sleek quartz countertops, custom cabinetry, a stylish tile backsplash, and upgraded stainless steel appliances. A spacious centre island with bar seating provides the perfect space for casual dining and entertaining. Adjacent to the kitchen is a dining area with ample room for a full-size table, a cozy fireplace, and recessed lighting creating a warm and inviting atmosphere ideal for family gatherings. The main floor has three generously sized bedrooms designed for comfort and relaxation. The primary bedroom offers a peaceful retreat with a large closet and an en-suite bathroom. The additional two bedrooms are perfect for family, guests, or a home office, sharing a stylishly updated full bathroom with a soaking tub and contemporary finishes. The lower level offers even more living space, with 2 massive flex rooms, currently being used as 2 bedrooms both with huge closet space and one with an 4 piece ensuite. Other features of this partially finished basement consist of a spacious family room or a home gym/office, a potential option for a second laundry area, and opportunity to add another full bathroom...endless possibilities. There are still opportunities to put your personal touches on this home and make it your own. Step outside to discover a private backyard oasis, complete with sheltered deck perfect for summer barbecues, a lush green lawn, and a fully fenced yard offering privacy and security. The AC will keep you cool in the summer and the heated garage will keep you warm in the winter...best of both worlds. Located in a highly desirable neighborhood, this home is just minutes from shopping, dining, schools, and major commuter routes. With its thoughtful renovations and prime location, this bungalow is a true gem, offering the perfect blend of modern luxury and classic charm. Honourable mentions : Furnace serviced and motor replaced in 2024, kitchen reno w SS appliances 2021, attic insulation upgraded to R50- 2020, basement reno 2024, AC installed 2023, Sewer scoped in 2023, City of Calgary water curb stop replaced 2025, hot water tank 2022, roof 2017, new carpets & more Hood fan (as is), pond pump & accessories, garage heater, fridge in bsmt

Inclusions:

Property Listed By:

RE/MAX First

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







132 Silver Valley Rise NW, Calgary, AB

Main Floor Exterior Area 1472.05 sq ft
Interior Area 1380.25 sq ft



PREPARED: 2023/03/20



While regions are excluded from total floor area in BIGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

132 Silver Valley Rise NW, Calgary, AB

Basement (Below Grade) Exterior Area 1349.05 sq ft
Interior Area 1237.25 sq ft



PREPARED: 2023/03/20



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