



THE
A-TEAM

**RE/MAX
FIRST**

7107 SILVER SPRINGS Road, Calgary T3B 3J3

MLS®#: **A2198892**

Area: **Silver Springs**

Listing Date: **03/04/25**

List Price: **\$925,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Lot Information

Lot Sz Ar: **6,479 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,505**
Low Sqft:
Ttl Sqft: **1,505**

DOM

5

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Electric,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Private Yard,Rain Gutters**

Construction: **Composite Siding,Concrete,Stone,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator**
Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`5" x 11`8"
Bedroom	Main	11`5" x 9`1"
Bedroom - Primary	Main	12`9" x 12`0"
3pc Ensuite bath	Main	15`8" x 5`0"
3pc Bathroom	Main	5`10" x 8`2"
Living Room	Main	15`6" x 17`0"
Kitchen With Eating Area	Main	14`11" x 16`4"

Room	Level	Dimensions
Bedroom	Basement	11`5" x 14`7"
Family Room	Basement	25`2" x 22`6"
Den	Basement	8`3" x 9`7"
3pc Bathroom	Basement	8`0" x 7`11"
Laundry	Basement	10`1" x 5`8"
Flex Space	Basement	15`4" x 7`7"
Storage	Basement	4`1" x 8`4"

Entrance
Mud Room

Main
Main

12`10" x 6`4"
10`9" x 4`7"

Furnace/Utility Room

Basement

16`2" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1210LK

Remarks

Pub Rmks:

This meticulously designed CORNER LOT BUNGALOW with an OVERSIZED, HEATED double-car garage is a showcase of quality craftsmanship for modern living. Every detail has been thoughtfully curated. From the moment you approach, the home's stunning façade commands attention with full-size PORCELAIN slab siding, setting a tone of sophistication and style. The heart of the home is its expansive open-concept living area. The chef's kitchen is a dream, featuring two-tone cabinetry, PREMIUM QUARTZ countertops, and a generously sized island that seats six comfortably, offering ample storage beneath. A striking modern light fixture illuminates the space, while STAINLESS STEEL appliances include matching refrigerator and freezer units. A built-in electric induction cooktop and chef's TV add both functionality and convenience, perfect for crafting gourmet meals. The kitchen seamlessly connects to the living room, where a custom-built entertainment wall features a TV surrounded by bookshelves and concealed storage. Pot lighting adds warmth and ambiance, making it an inviting space for family gatherings or relaxation. A door off the kitchen leads to a private patio with a deck, complete with a gazebo and gas BBQ hookup. This outdoor oasis includes a hot tub and sauna (could be included for additional fee), ideal for year-round enjoyment and entertaining. The primary bedroom is a retreat unto itself, offering a spa-inspired LARGE PORCELAIN tiled ensuite with HEATED floors, a CURBLESS porcelain walk-in shower, underlit vanity, a sliding linen closet, and a HEATED TOWEL RACK for added comfort. Two additional bedrooms and a second, stylish full bathroom complete with a floating vanity and heated towel rack can be found on the same level, making it ideal for family and guests. Lighted steps lead to the lower level which includes newly installed carpet in a spacious recreation room area highlighted by the customized bar area with a built-in microwave and cabinetry. There is a spacious fourth bedroom and a separate full bathroom on this level that also features a home office area with heated floor tile that creates a wood appearance in this cozy space. A laundry room with heated floors, a designated sorting station, and an ironing area add to the home's functionality. Additional Features. The lower level has water softener system, return osmosis for drinking water, water tank (2022), furnace (2022), upgraded electrical panel to 200 amp, attic insulation, reached R 54 (2023), LED lighting throughout the house, SOLAR panel system was installed in 2024, roof replaced 2022 October and all electrical wiring changed from aluminum to copper within the past few years. Nestled in the desirable Silver Springs community, this property is conveniently located near schools and amenities, offering the perfect blend of privacy and convenience. Every detail of this home reflects exceptional quality and care!

Inclusions:
Property Listed By:

**Outside Jacuzzi
Real Broker**

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













