

**6947 silver springs Road NW**  
**Calgary, Alberta**

**MLS # A2220561**



**\$849,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Carport, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Lawn		

<b>Heating:</b>	Central, Electric, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Track Lighting, Walk-In Closet(s)		

**Inclusions:** nonde

Welcome to the highly sought after neighbourhood of Silver Springs! This beautifully renovated 4 level split is perfect for a large family or a family ready to grow with space for everyone. The home is walking distance to CBE & CSSD schools & just steps to transit, and the immaculately maintained Silver Springs Botanical gardens, a year round walkway that brings avid hikers right down to the river. The bright & open main floor is complete with kitchen, living, dining, a office or 4th bedroom, a luxurious brand new soaker tub in the 3 pc bathroom which is right next to the high powered stacked laundry. The kitchen has been completely renovated with high gloss cabinets, quartz countertops, & stainless steel appliances, as well as new tiled flooring. The upper level has a gorgeous 5 piece bathroom & 3 bedrooms including the master with a walk in closet. The brand new finished basement is equipped with a walk in closet and 3 piece bathroom beside a room that could function as a 5th bedroom or a rec room. Beside this room is a large family room, with built in wiring tubes for a massive big screen TV. The perfect space for social gatherings or family time, the kitchenette has the perfect setup with space for a fridge, or a infrared sauna. The large southwest backyard is perfect for a family. The brand new roof of the double detached garage is the perfect space to take in the incredible sunsets & mountain views, ready for your creative design to build the perfect deck. You have access to your oversized double detached garage off the back lane as well as 2 additional parking spots next to the garage on the newly laid gravel parking pad. Some of the additional features of this home are a newer roof, a brand new garage roof, a new furnace, & newer hot water tank. As well as lots of pot lights & all new blinds. There is an illegal basement suite that could be perfect for a teenager, live in

nanny or tenant. This is a must see home!