

7715 67 Avenue NW
Calgary, Alberta

MLS # A2329430



\$944,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,253 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, Workshop in		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Private, Rectangular Lot, Sloped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Mixed, Other, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Wet Bar		

Inclusions: Listed above and additional information available

OPEN HOUSE SUNDAY AUGUST 9TH... 11:00-3:00 You don't want to miss seeing this home. It's one of the most beautiful representations of enhanced and updated character with authentic and purposely curated renovations throughout. It's the kind of style associated with the very few heritage communities existing in Calgary. The home boasts a spectacularly wide architectural footprint allowing for over 2300 square feet of functional and family friendly living space. Built on the slope of Silver Springs you'll get the city and mountain views with loads of sunshine. But, with the levelled grading, you'll also have a functional front and rear yard, a full walkout level and very few stairs internally or outside. Rarely do you get the best of both. The interior features an organic and perfect design; a kitchen crafted for family gatherings with a massive but functional, full slab granite island, city and backyard views from the sink and counters, beautiful patio spaces, outdoor access points and deck/yard entertaining areas featured across multiple levels. The home features 4 bedrooms (with 2 of them being developed as primary suites), coupled with 3.5 bathrooms!! This home was never a flipper special and it shows. Custom solid maple cabinetry in the kitchen , newer eavestroughs, new retaining wall, newer windows, aluminum composite siding and a roof with 36 years left on its limited lifetime warranty! The floors are hardwood (the sellers are leaving ample extra, a huge bonus because it's teak and far from inexpensive). The double gas oven and the fridge are literally brand new and have never been used. There's a second fridge downstairs for overflow in the storage/flex room. It's sure to be missed in the Summer months here, but the home also features heated interior floors through the tiling and then, not to be left out, the oversized, front attached, project enthusiast's dream

come true garage is also heated (of course) + (gas and very economical to operate). Book a showing with your favourite agent and please come by to take a look, you won't be disappointed..