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GRASSROOTS
REALTY GROUP

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7032 78 Street NW
Calgary, Alberta

MLS # A2329842



$824,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,496 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	5	**Baths:**	3
Garage:	Asphalt, Concrete Driveway, Double Garage Attached, Front Drive, Garage D		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Lands		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome 7032 78 street NW, substantially renovated 5-bedroom, 3-bathroom bi-level in sought-after community of Silver Springs NW. Offering 2,700 sq ft of upgraded living space this home is above average size in the area. Highlights include brand new windows, doors, kitchen, bathrooms, flooring, lighting, roof (2023), furnace, HWT, front Hardie board, gutters and asphalt driveway. The open-concept main floor features high ceilings, custom glass railing, marble tile entry, and a sunlit, spacious living room. The modern kitchen showcases an oversized 5x8 quartz island, new Frigidaire appliances, and custom cabinetry. The primary suite includes dual closets and a 3pc ensuite, while two additional large bedrooms share a 5pc bath. The bright lower level, with direct access to the attached oversized double garage, offers a spacious rec room with wood burning fireplace & wet bar, additional two bright bedrooms, a 3pc bath, and new Midea washer/dryer. Set on a large lot (including RV parking pad) and friendly, quiet street. Walking distance to schools, parks, transit, and Crowfoot amenities — this home is quick possession and move-in ready and a rare find.

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