

# **\$849,000 - 6947 Silver Springs Road Nw, Calgary**

MLS® #A2220561

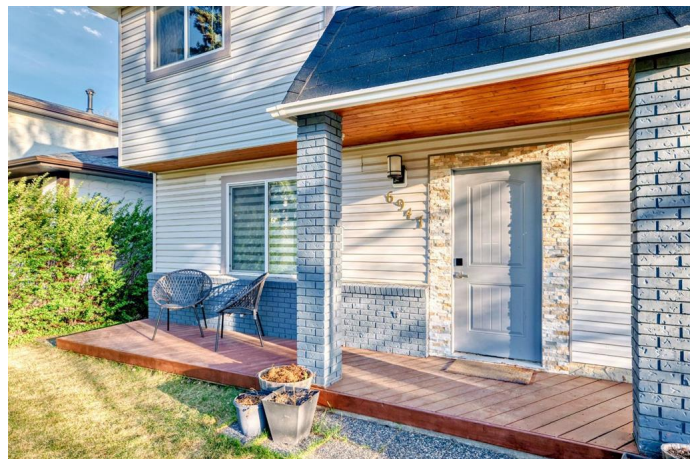
**\$849,000**

4 Bedroom, 3.00 Bathroom, 1,537 sqft

Residential on 0.12 Acres

Silver Springs, Calgary, Alberta

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, stove 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!

Built in 1973

### Essential Information

MLS® #	A2220561
Price	\$849,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,537
Acres	0.12
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	6947 Silver Springs Road Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3J2

### Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Carport, Double Garage Detached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Track Lighting, Walk-In Closet(s)
Appliances	Built-In Gas Range, Convection Oven, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, Freezer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Central, Electric, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Balcony, Playground, RV Hookup
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Gazebo, Lawn
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Block

## Additional Information

Date Listed	May 13th, 2025
Days on Market	70
Zoning	R-C1

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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