

6428 Silver Springs Way NW  
Calgary, Alberta

MLS # A2178516



## \$680,000

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Irregular Lot, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Garden Shed

Here is your chance to purchase a FAMILY home on a large CORNER LOT on a QUIET Family Street in desirable Silver Springs. The Primary Bedroom has a sunny west facing Balcony. 3 Bedrooms and DEN on the Upper level. Family, Kitchen, Living room and a half bath on the main floor. The Basement c/w Bathroom is PARTIALLY DEVELOPED awaiting your finishing touches. There is a large DOUBLE garage in the back yard with a LOFT built above it. This loft is divided into 3 Rooms it even has 3 Piece bathroom. The garage loft is ideal for a work at home scenario and makes an EXCELLENT HOME OFFICE. This property has now been Rezoned to R-CG with the recent city-wide rezoning. R-CG Zoning could allow for many redevelopment possibilities. (Check with the City of Calgary) Even with this large garage, there is still plenty of FENCED YARD space for the KIDS and ROVER to play. Don't wait come and view this great home. Please view the web site for additional pictures and VIDEOS. When you are in Silver Springs to view this great home, take a walk thru the Amazing Botanical gardens it is within walking distance from you new home.