



# 323 Silver Valley Boulevard Calgary Alberta

\$1,075,000

Welcome to Silver Valley Boulevard, where the vantage point offers sweeping vistas of the entire river valley, Canada Olympic Park, Down Town Calgary and the Rocky Mountains. Located high above the surroundings, there is nothing between this property and the priceless and staggering views. With over 1500 SF on the main floor, this Raised Bungalow has been very well maintained, and has retained all the character of a luxury 80's home. Upgrades include; New Hot water tanks, 2015 (Two hot water tanks), New Furnaces 2022 (Two furnaces), Central Air Conditioning, New Electrical Panel, 220 Amp run for outdoor spa, New extra large stainless steel fridge with two ice makers, Fully and professionally renovated basement in 2021 with permits, new light fixtures, New triple pane windows. renovated main bathroom in 2022, fully renovated kitchen 2022 with granite counter tops, Viking ultraline gas range, hot water dispenser, freshly Painted in 2022, Oversized double attached garage with extra height for large trucks, No maintenance wrap around balcony, Gas hook up for barbecue on Balcony, Jacuzzi 8 man hot tub with stereo, LED lights and mature landscaping in the front and back yards. (id:6769)

Recreational, Games room 12.58 Ft x 20.58 Ft  
 Bedroom 12.58 Ft x 10.50 Ft  
 4pc Bathroom Measurements not available  
 Furnace 23.00 Ft x 23.50 Ft  
 Living room 18.50 Ft x 13.25 Ft  
 Dining room 11.00 Ft x 13.50 Ft

Kitchen 11.17 Ft x 18.50 Ft  
 Primary Bedroom 13.00 Ft x 13.42 Ft  
 3pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 Bedroom 10.58 Ft x 9.00 Ft  
 Bedroom 10.00 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:  
 CIR Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca