



6428 Silver Springs Way Calgary Alberta

\$699,900

**** OPEN HOUSE SUNDAY 29 SEPTEMBER 2-4 PM **** Discover this charming family home on a spacious CORNER LOT in the highly sought-after community of Silver Springs. This well-priced property features a primary bedroom with a sunny, west-facing balcony--ideal for relaxing in the afternoon sun. The upper level includes three bright bedrooms, while the main floor offers both a comfortable family room and a cozy living room, along with a convenient half bath. The basement is partially developed, complete with a bathroom, providing an excellent opportunity to add your personal finishing touches. Outside, the large double garage comes with a loft above, which includes cooking facilities and a 3-piece bathroom. While the loft could function as an ILLEGAL SECONDARY SUITE, please note that it is not registered with the City of Calgary as a legal secondary suite. There is a separate electrical feed to the suite, complete with a separate meter. This property has recently been rezoned to R-CG under the city-wide rezoning initiative, offering potential for future development. In addition to the size of the garage, there's still plenty of fully fenced yard space for kids and pets to enjoy. Located within walking distance of the stunning Silver Springs Botanical Gardens, this home combines comfort and community living. Don't miss the chance to make this home yours--schedule a viewing today! For additional photos and videos, please visit our website. (id:6769)

Bedroom 10.67 Ft x 14.92 Ft
 Other 21.75 Ft x 10.75 Ft
 2pc Bathroom 4.83 Ft x 4.17 Ft
 Furnace 10.83 Ft x 13.83 Ft
 Eat in kitchen 11.58 Ft x 15.92 Ft
 Living room 17.33 Ft x 11.42 Ft
 Dining room 11.08 Ft x 15.75 Ft
 2pc Bathroom 5.67 Ft x 6.92 Ft

Primary Bedroom 15.50 Ft x 13.17 Ft
 Bedroom 10.50 Ft x 11.50 Ft
 Bedroom 10.42 Ft x 8.92 Ft
 4pc Bathroom 6.00 Ft x 8.00 Ft
 Den 9.33 Ft x 11.00 Ft
 Kitchen 6.42 Ft x 5.92 Ft
 3pc Bathroom 5.67 Ft x 7.50 Ft
 Other 14.00 Ft x 17.08 Ft

Listing Presented By:



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CIR Realty

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