



## 7063 Silverview Drive Calgary Alberta

\$949,900

This unique corner lot, rarely available on the market, directly borders the picturesque Bowmont Park, offering privacy, endless biking and hiking trails. This home represents exceptional value with a city assessment at \$1,020,000! Enjoy breathtaking views of the majestic Rocky Mountains, the serene Bow River below, and the renowned Olympic Park across the valley. Many of the ridge homes in Silversprings either have a view of the City, COP or Mountains... This home encompasses it ALL! This 3-bedroom Bi-Level home (originally a 4-bedroom) boasts an inviting kitchen/ living area with vaulted ceilings and all windows showcasing stunning views, complemented by newer Hunter Douglas window coverings. The elegant kitchen features a spacious corian island, making it ideal for entertaining. Top-of-the-line appliances include a Miele convection oven and convection microwave, Subzero fridge, main sink and additional separate sink, appliance enclosure, gas cooktop stove, and ample cupboard space. Additionally, there is a built-in desk, oil operated decorative fireplace and oak hardwood flooring. The main floor bathroom has been updated with a soaker tub, and the expansive master retreat includes a bay window and extensive built-in shelving, which previously accommodated two bedrooms. The lower level offers a cozy TV room and a recreational room complete with a bar, room for a pool table and heated flooring (including the bathroom). There are two bedrooms downstairs, along with an updated 3-piece bathroom featuring a large walk-in shower. The laundry room area provides ample storage space under the stairs and a convenient laundry sink. The beautifully landscaped yard includes perennials, an apple tree, lilac trees lining the entire west side of the home, a water feature, and a relaxing sitting area (updated last summer). The double garage is equipped with a workbench and an ele...

3pc Bathroom 2.59 M x 2.82 M

Bedroom 3.58 M x 2.82 M

Bedroom 3.63 M x 3.25 M

Family room 6.48 M x 3.30 M

Recreational, Games room 4.12 M x 7.39 M

Storage 2.08 M x 1.78 M

Laundry room 4.12 M x 3.35 M

4pc Bathroom 2.62 M x 3.05 M

Dining room 2.49 M x 3.15 M

Kitchen 4.14 M x 4.57 M

Living room 6.96 M x 8.46 M

Primary Bedroom 3.76 M x 8.46 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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