



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**7715 67 Avenue NW**  
**Calgary, Alberta**

**MLS # A2308873**



**\$959,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized, Workshop in		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Private, Rectangular Lot, Sloped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Mixed, Other, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Wet Bar		
<b>Inclusions:</b>	NA		

This RENOVATED and spacious home, located on a quiet tree-lined street, has a beautiful southern exposure providing abundant natural light with stunning VALLEY, CITY and pocket MOUNTAIN VIEWS. Added bonus, great neighbours! Offering OVER 2,300 SQ. FT. OF DEVELOPED LIVING SPACE, this expansive split-level home features 4 BEDROOMS, 3 FULL BATHROOMS, AND 1 HALF BATH, providing exceptional flexibility for growing families or multi-generational living. The layout includes TWO PRIMARY SUITES, INCLUDING A LOWER-LEVEL PRIMARY with a FULLY RENOVATED 3-PIECE ENSUITE. The three full bathrooms have all been COMPLETELY RENOVATED and feature designer finishings and custom cabinetry. At the heart of the home is a BEAUTIFULLY CRAFTED KITCHEN with CUSTOM SOLID MAPLE CABINETRY, SOFT-CLOSE DRAWERS, DOVE-TAILED JOINERY, HEATED TILE FLOORING & of course GRANITE COUNTERTOPS. The BRAND NEW REFRIGERATOR AND GAS RANGE WITH DOUBLE OVEN.... HAVE NEVER BEEN USED. Extensive upgrades are found throughout, including BURMESE TEAK HARDWOOD FLOORS with INLAID TILE ACCENTS ON THE STAIRS, a COZY GAS FIREPLACE, and RETRACTABLE AUTOMATED METAL BLINDS perfect for movie nights. The exterior features RETRACTABLE AWNINGS off the rear deck and the BRIGHT SUNROOM, UPDATED IN 2021, offers a peaceful retreat filled with natural light. Major improvements provide confidence and peace of mind, including a HAIL RESISTANT, MALARKY SHINGLED ROOF, WITH A TRANSFERABLE LIMITED LIFETIME WARRANTY, NEWER EAVESTROUGHS (5 YEARS), ALUMINUM EXTERIOR CLADDING, NEWER FENCE, AND A NEWLY CONSTRUCTED RETAINING WALL (2025). The BACK DECK IS EQUIPPED

WITH A NATURAL GAS LINE FOR BBQS. The WINDOWS have been updated, the FURNACE (replaced in 2014, new motor installed. in 2025) has been meticulously maintained. And then the HOT WATER TANK is less than three years old. Completing the home is an OVERSIZED DOUBLE ATTACHED GARAGE WITH GAS HEATING, BUILT-IN WORKBENCHES AND A COMPRESSOR—perfect for hobbyists and ensuring your vehicles stay warm year-round. Beyond the home itself, the location is equally impressive. Set in one of the most family-friendly communities, this location is also within walking distance to schools and the LRT, offering convenience for both daily life and commuting. A truly special property featuring breathtaking views, thoughtful upgrades, and a layout designed to grow with you—this is a forever home ready for its next chapter.