



**275 Silverview Way NW
Calgary, Alberta**

MLS # A2312053



\$939,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,360 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Lawn, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, Quartz Counters		

Inclusions: n/a

OPEN HOUSE SUNDAY MAY 17,2-4 AND MONDAY MAY 18 2-4. Restyled and remodelled top to bottom, this 1360 sq ft 3 bedroom up bungalow is ready for you to move in and enjoy all the many extras Silver Springs has to offer. This home is just a short walk to the ridge and city walking paths. From the moment you step inside you will notice the main living, dining and kitchen are open, with new patio doors off the dining area to the west yard, complete with all new landscaping and sod. Kitchen features quartz counters and eat up island, and new appliances. just down the hall is the newly created laundry room. There are 3 bedrooms on the main. Primary has walk through closet area to the 3 pc ensuite. There is all new flooring throughout with new tiles in the bathrooms and carpet in bedrooms. SIDE entrance offers easy access to the side yard BUT also offers a private entrance to the lower level. The all new basement consists of a large rec room with wet bar, a flex room, perfect for a playroom or workout space, a good sized bedroom and new 3 pc bathroom. New vinyl plank flooring throughout this level. Metal roofing ,all new exterior stucco, most windows new including basement egress window, new beam in dining room wall was removed, hot water tank 2026, HE furnace recently completed serviced , new fence, all permits obtained.