



**6256 Silver Springs Hill NW  
Calgary, Alberta**

**MLS # A2320027**



**\$750,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,279 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** All window coverings, TV mounts, living room shelves, playset

Fully renovated and move-in ready, this stunning bi-level offers an unbeatable location just steps from the Silver Springs Botanical Gardens and within walking distance of the incredible pathways and natural beauty of Bowmont Park. Thoughtfully updated throughout, the bright and open main floor features luxury vinyl plank flooring, new spindles, and large windows that flood the home with natural light. The beautifully renovated kitchen is designed for both everyday living and entertaining with soft-close cabinetry, pull out pantry, quartz countertops, a large island with seating, and a spacious dining area. The primary bedroom features an updated ensuite with a walk-in shower, while two additional bedrooms and a renovated full bathroom complete the main level. Downstairs, the fully developed basement offers oversized windows, a spacious recreation room, a fourth bedroom, bathroom with shower and double sinks, a dedicated workout room, and an exceptionally large laundry area. Recent upgrades provide peace of mind and include air conditioning (2023), furnace (2022), garage door, updated windows, and roof. Step outside to enjoy the expansive west-facing backyard, recently re-sodded and graded, complete with a large deck and oversized detached garage. The location is second to none—just minutes from Crowchild Trail for a quick commute downtown in under 20 minutes, close to the University of Calgary, and surrounded by parks, pathways, and amenities. With abundant natural light, a large yard, extensive renovations, and an outstanding location, this is a home you won't want to miss.