



GRASSROOTS
REALTY GROUP

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7715 67 Avenue NW
Calgary, Alberta

MLS # A2329430



\$948,800

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,253 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, Workshop in		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Private, Rectangular Lot, Sloped, Views		

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

Inclusions: Listed above and additional information available

THIS IS QUINTESSENTIAL SILVER SPRINGS. MASSIVE FOOT PRINT. SPLIT LEVEL. OVER 2300/SQFT OF RENOVATED AND UPDATED LIVING SPACE. THIS KIND OF HOME DOES NOT GET BUILT ANYMORE. THE LOT IS TOO BIG. THE HOUSE IS TOO WIDE. BUILDING ON A SLOPE IS TOO EXPENSIVE AND THE RESULTING VIEWS AND LIVABILITY DON'T GENERATE ENOUGH REVENUE FOR BUILDERS!!! VALLEY, CITY and MOUNTAIN VIEWS. 4 BEDROOMS; 3 UPSTAIRS WITH 2 FULL BATHROOMS. ONE 2 PIECE FOR ENTERTAINING AND THEN ANOTHER PRIMARY WITH A FULL ENSUITE DOWNSTAIRS (FOR THE IN-LAWS OR TEENAGERS... MAYBE AN OFFICE). CUSTOM SOLID MAPLE CABINETRY IN THE KITCHEN. EAVESTROUGHS... NEW!! ROOF....36 YEARS LEFT ON THE WARRANTY!! SIDING.... ALUMINUM COMPOSITE!! THE REFRIGERATOR.... NEVER USED.... THE STOVE.... GAS... DOUBLE OVEN... NEVER USED... GRANITE COUNTERTOPS, OF COURSE... HARDWOOD FLOORS AND NOT LVP. OVERSIZED AND GAS (CHEAP TO HEAT) HEATED DOUBLE ATTACHED GARAGE. AN ENCLOSED SUNROOM FOR GENERATIONS OF FAMILY GATHERINGS..... AND MORE AND MORE AND MORE.... THIS IS A FOREVER HOME, IT WAS NOT A FLIP!! PLEASE BOOK A SHOWING WITH YOUR FAVOURITE REALTOR.