



GRASSROOTS
REALTY GROUP

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6452 Silver Springs Way NW
Calgary, Alberta

MLS # A2331451



\$829,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Paved		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot, Treed		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Storage, Vinyl Windows, Wet Bar		

Inclusions: Garage Door Opener

This 1148 Sq.ft. 3 plus 2 bedroom home is ideal for a large family and located in the sought after community of Silver Springs. Exceptionally well landscaped with an abundance of rear decking to enjoy the sun all day long. There have been numerous upgrades done in the last few years. The upgrades include new kitchen cabinets and granite counter top in 2016, new 12x20 rear deck in 2016, roof on house and garage replaced in 2016, the garage door replaced in 2018, attic insulation upgraded to cellulose blow in R40 in May 2019, Furnace replaced with a Carrier High Efficiency thermostat, humidifier, and condensate pump in April 2019, Fridge and Stove replaced in August 2020, the main electrical panel and breakers replaced in June 2023, the hot water tank replaced with 40 gallon March 2025 plus the main floor window replaced with PVC Triple Pane in Jun 2025. This home has really been well cared for.