



GRASSROOTS
REALTY GROUP

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7048 61 Avenue NW
Calgary, Alberta

MLS # A2352616

\$775,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,152 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Steam Shower

OPEN HOUSE: Sunday, October 18th 1:00 - 3:30 pm Comfortable, welcoming, and thoughtfully updated over the years with a wonderful backyard, and a neighbourhood you'll love calling home. This inviting Silver Springs bungalow offers a functional, open floor plan, updated living spaces, and plenty of room to grow. Hardwood floors run throughout the main living areas, where the living room, dining room, and kitchen flow easily together. A wood-burning fireplace adds warmth and character to the living room, while the updated kitchen features wood cabinetry, granite countertops, stainless steel appliances, an island, a breakfast bar and plenty of pantry storage. A lovely window overlooking the backyard brings in natural light and a view of the garden. The primary bedroom includes a walk-in closet and two-piece ensuite, while the second main-floor bedroom is perfect for a child's room, nursery, or home office. Downstairs, the fully developed basement offers even more room to spread out, with a spacious family room featuring a bar area with full-sized fridge, a media wall with abundant storage, and plenty of space for movie nights, a games table, or a children's play area. Two additional bedrooms and an updated bathroom with a steam shower make this level especially versatile for growing families or visiting guests. Outside, the beautifully landscaped backyard is a true highlight. Mature trees, established garden beds, inviting patio spaces, and a wonderful sense of privacy create a peaceful retreat for outdoor dining, summer evenings, and family fun. A double detached garage adds everyday convenience. And then there's the location! Silver Springs is one of NW Calgary's gems, loved for its mature trees, welcoming community, and fantastic amenities. Walk to St. Sylvester and Silver Springs schools, parks, playgrounds, baseball diamonds, and the popular Silver

Springs Outdoor Pool. Explore the Bow River pathways by bike, enjoy shopping and dining at nearby Crowfoot Crossing, or take advantage of easy access to Stoney Trail for a quick escape to the mountains. A wonderful opportunity to enjoy a relaxed lifestyle in a neighbourhood where families love to put down roots!