

# \$785,000 - 7052 Silverview Road Nw, Calgary

MLS® #A2172085

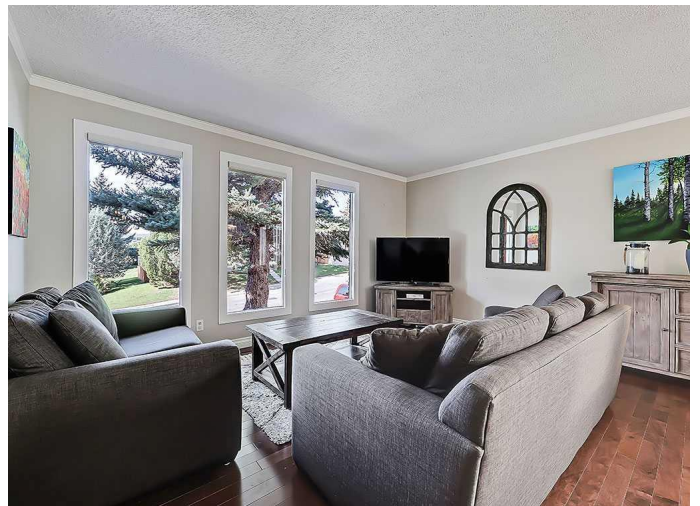
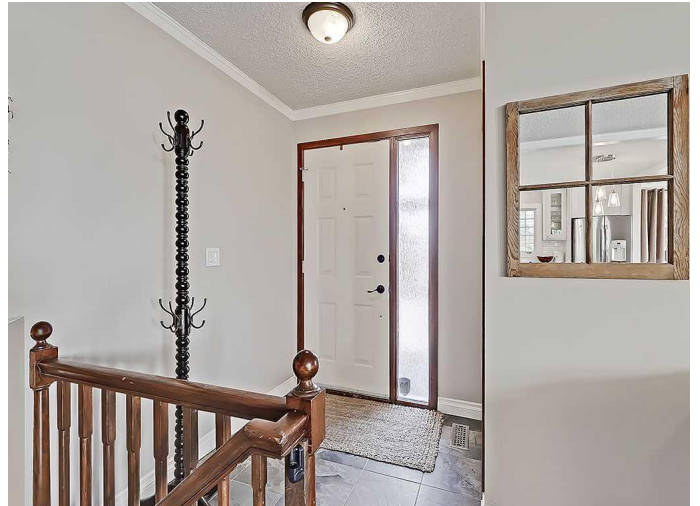
**\$785,000**

4 Bedroom, 4.00 Bathroom, 1,156 sqft

Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

Go ahead and pinch yourself â€“ today really is your lucky day! This fantastic home in desirable Silver Springs has everything you need, inside and out. From the countless Community Amenities including swimming pools and skating rinks, multilingual elementary schools, endless shopping options at Crowfoot Crossing, and gorgeous walking paths and hiking trails with incredible expansive views â€“ everything you need is just steps away. The house itself is a great fit for a young family, a large family, or multi-generational living. Located just 1 block from the ridge, this 4 level split home has been tastefully renovated with a neutral colour palette and features a bright open concept main floor, classic white kitchen with granite countertops, stainless steel appliance package, an island with storage on either side, dining area with large patio doors, 3 bedrooms up, a total of 2 full baths and 2 half baths, a lower level with cozy fireplace and open wet bar area, basement with finished laundry room, storage area, and an additional spacious bedroom with its own large ensuite. The yard has a new beautiful stamped concrete path to the front entrance and a landing to enjoy the view and sunsets. The back yard is fully fenced, with a large patio area, jacuzzi spa hot tub for 6 (that is negotiable to stay or go), tiered areas in the back, and an oversized heated two car garage. Additional benefits to note are the updated maple hardwood on the main and



upper level (2015), new upstairs windows (2018), new roof (2021), upgraded electrical panel (2014) and new fencing (2020). You donâ€™t want to miss this one! Check out our Open House on Sunday Oct. 20th between 1-3:30 or call your favourite Realtor to book your private showing today.

Built in 1973

### Essential Information

MLS® #	A2172085
Price	\$785,000
Sold Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,156
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### Community Information

Address	7052 Silverview Road Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3M1

### Amenities

Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Insulated, Alley Access, Double Garage Detached, On Street, Oversized, Plug-In

### Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Granite Counters, Storage, Vinyl Windows, Bar, Wood Windows, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Wet Bar
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Insert
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other, Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, Treed, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 12th, 2024
Date Sold	October 29th, 2024
Days on Market	17
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX House of Real Estate
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