

8460 61 Avenue NW
Calgary, Alberta

MLS # A2185525



\$750,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,184 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: na

Nestled in one of the most desirable and established communities, this stunningly updated 4-bedroom bi-level home offers the perfect blend of comfort, style, and convenience. Situated on a serene street just steps from transit and picturesque neighbourhood parks, this home is a true treasure waiting to be discovered. Main Floor Elegance, Step into a bright and inviting sun-soaked living room, where a large picture window bathes the space in natural light and showcases the gleaming Luxury vinyl floors. Triple Pane windows on the front side of the house. The open-concept design seamlessly flows into a sensational kitchen, complete with a built-in hutch, generous pantry, and all recently new stainless steel appliances, including a convection oven. The adjoining dining area, with its recessed ceiling, sets the stage for unforgettable family meals and gatherings. The main floor also boasts two spacious bedrooms and two full bathrooms. The primary suite is a retreat of its own, featuring an ensuite with a luxurious walk-in shower. A second full bathroom ensures no one has to wait in line! Lower Level Comfort, The fully finished lower level is a versatile haven, perfect for relaxation or entertaining. It features two additional bedrooms, each with walk-in closets, a third full bathroom, and a large recreation room complete with a cozy fireplace. A well-appointed laundry room with built-in cabinets adds convenience and practicality. Outdoor Living & More, Step outside to a private, fenced backyard that's perfect for summer barbecues or tranquil evenings under the stars. The spacious deck is ready for all your outdoor living needs, exposed aggregate patio, while the oversized detached garage is a dream for handymen or extra storage. Prime Location, Located near top-rated schools, shopping, scenic ravine pathways, and with quick access to Nose Hill Drive, this home offers

unmatched convenience and a peaceful lifestyle. Available for quick possession, this Silver Springs gem is ready to welcome you home. Don't miss your chance to start your next chapter in this beautiful property