

7040 61 Avenue NW
Calgary, Alberta

MLS # A2227305



\$745,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Private, Rectangular Lot, Sloped Up		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Recessed Lighting		

Inclusions: NA

This beautifully updated bungalow is located on one of the most peaceful streets in the highly sought-after community of Silver Springs. Professionally renovated in 2015 (with permits), this home was taken down to the studs and rebuilt with care and quality. Major upgrades include: new electrical, plumbing, two gas insert fireplaces, solid hickory hardwood floors on the main level, solid-core doors, smooth ceilings, recessed lighting, kitchen, bathrooms, and some Lux windows. Additional mechanical and exterior updates include a Lennox furnace (2015), Lennox A/C (2023), and asphalt roof, soffits, and eavestroughs (2017). The open-concept main floor features a stunning kitchen with solid wood cabinetry, a central island, and stainless-steel appliances. The living room, dining area, and kitchen flow seamlessly together, creating an inviting space. Living room is highlighted by a gas fireplace with Sierra Ledger stone surround and a bay window overlooking mature trees and the quiet street. The main level offers a spacious primary suite with room for a king-size bed, a 3-piece ensuite, and a large closet with sliding doors. Two additional bedrooms and a full bathroom complete the main floor, one of which is currently used as a home office. The fully developed lower level offers versatility with a large rec/family room, a 4th bedroom (currently set up as a gym), and a laundry room/full bathroom with extensive custom cabinetry for maximum storage. The lower level is finished with luxury vinyl plank flooring, durable and easy to maintain. The private backyard offers mature trees, a gas BBQ hookup, rough-in for a future hot tub, and access to the oversized double detached garage (24' x 22'). Close to parks, schools, a shopping center, golf, and with quick access to downtown, this is a central, move-in ready home that truly stands out. Don't miss your chance to view this

exceptional property on one of Silver Springs' most desirable streets.