



This room is brimming with a variety of focal points; this room sunken creates soaring ceilings, the wood burning fireplace, and the numerous south, east and west facing windows, flooding this area with sunshine.

The kitchen is bright and cheery; flooded with natural light from the numerous large windows. The kitchen is large enough to host a sizable table for your more casual meals.



The combined living room and dining room ensures easy entertainment for family and friends... and see no pots and pans from the separate dining area.



*Welcome to
6524 Silver Springs Way N.W.*



403-249-4322

www.calgaryconnection.com



Overview

Set a new standard of living in this wonderful family home nestled in heart of Silver Springs, a highly desirable community. The home offers a superior location, on a whisper quiet street, with a precious south backyard. One of the best aspects of this home is the design of floor plan; and a bungalow measuring 1432 square feet. The windows are large and numerous allowing lots of natural light to flow into the home. Both levels are developed with a total of four bedrooms; two family rooms one on the main floor the other on the lower level; a formal living room and dining room that are spacious; perfect rooms to entertain in ease. The upgrades are significant, including, new ceramic tile in the kitchen and main bathroom and all new carpeting in the family room; in the hallway and three bedrooms. Most of the lighting fixtures have been updated and the two main floor bathrooms are renewed. The back yard hosts a newly constructed deck, and a precious south-facing backyard. Silver Springs is a fantastic community close to Bowmont Natural Environment Park, Bow River and easy access to major thoroughfares makes commuting to the downtown core a breeze.

Kitchen

Meal preparation is a breeze in this functional kitchen offering full sized sparkling white appliances. The ceramic tile flooring is newly installed. The counter-tops have ample working areas offering comfort and convenience; all of this surrounded by an abundance of cabinetry, making meal preparation and clean-up a breeze. The kitchen is bright and cheery; flooded with natural light from the numerous large windows. The kitchen is large enough to host a sizable table for your more casual meals.

Family Room

This room is brimming with a variety of focal points; this room sunken creates soaring ceilings, the wood burning fireplace with log-lighter surrounded by brick, and the numerous south, east and west facing windows, flooding this area with sunshine. The openness to the kitchen from this room, invites your guests relax in this area while visiting with you as you put the finishing touches to that special meal. The patio doors from this room allow you to easily access your newly constructed deck.

Formal Dining & Living Room

Upon entering, you will immediately notice a house with a entrance hall, large and welcoming. Further into the home we are brimming with openness, as natural light fills the rooms from the large dual picture windows...and those ever-popular hardwood floors throughout this entire area. This lovely home has a spacious appeal, large enough for your finest furnishings. The combined living room and dining room ensures easy entertainment for family and friends...and see no pots and pans from the separate dining area.

Bedrooms = 4

We know you will be pleased with the generous size of all the bedrooms. The master bedroom is especially appealing with its spaciousness, and the south window bringing in the bright Alberta sun. We offer a his and her closet and a newly upgraded 2-piece en-suite. The lower bedroom is a spacious room with easy access to the 3-piece bath and lower family room...for the teenager...or guests, you decide.

Fully Finished Lower Level

The basement has a large lower family room and is large enough to also have a computer area without compromising the size of the television area. The fourth bedroom permits those out of town guests their own private area...or for the teenager of the house, you decide. The three-piece bath is conveniently located to the fourth bedroom and also the family room. The spacious utility/laundry room offers lots of additional storage.

Conclusion

This spacious family home is perfect for the large family with both levels developed and a desirable floor plan and all the upgrades makes this home hard to beat. We also have well established schools, easy access to major thoroughfares, minutes to the downtown core, and numerous shopping opportunities.

For more information and pictures you should view my website at www.calgaryconnection.com or contact Real Phaneuf at 249-4322.