

Agents:

# REAL PHANEUF

Status: *Active*  
Occupancy: *Vacant*  
Type: *MLS*  
Lock Box: *Leni*  
Appointment: *Realtor*

**Royal LePage Foothills**  
**Bus: 249-4322**  
[www.calgaryconnection.com](http://www.calgaryconnection.com)  
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Rooms: 7  
Bedrooms: 3 + 1  
Bathrooms: 2.5  
Taxes: (09) \$1980  
Possession: 10 Days or Negotiable

Address:

**6524 Silver Springs Way NW**

District: **Silver Springs**  
Number: **A430**  
Plan 731061 Block 6 Lot 8

<b>Home Size:</b> 1432 sq. ft. 133 sq. m. <b>Age:</b> 1975 <b>Lot:</b> RC-1 <b>Style:</b> Bungalow <b>Parking:</b> Dbl Cement Pad <b>Ext. Finish:</b> Vinyl, Wood	<b>Floor Finish:</b> <i>Hardwood, Carpet</i> <i>Ceramic</i> <b>Heat:</b> <i>Forced Air</i> <b>Landscaped:</b> <i>Fully</i> <b>Fenced:</b> <i>Yes</i> <b>Fireplace:</b> <i>Yes</i> <b>Basement:</b> <i>Fully Finished</i>	<b>Price:</b> <b>\$389,900</b> <b>Dwnpmt:</b> <b>\$389,900</b> <b>Mortgage:</b> <b>Interest:</b> <b>Matures:</b> <b>L.I.:</b>
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<b>Living Room:</b> (M) 16' x 13'3" <b>Dining Room:</b> (M) 10' x 7'9" <b>Kitchen:</b> (M) 13' x 10' <b>Master Bedroom:</b> (M) 12'4" x 12' <b>Bedroom:</b> (M) 12'4" x 9' <b>Bedroom:</b> (M) 9' x 9'8"	<b>Family Room:</b> (M) 13'6" x 13'3" <b>Bedroom:</b> (L) 10'8" x 8'6" <b>Family Room:</b> (L) 24' x 13'6" <b>Bathrooms:</b> 4 piece Main, 3 piece Lower, 3 piece en-suite
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**Included in Price: Fridge, Stove, Built-in Dishwasher, Hoodfan, All Window Coverings, Shed**

**Highlights & Special Features:** 1432 Square Foot Bungalow! Fully Finished! Location, location, location!!! This significantly upgraded family home is steps away from parks, sports field and is located on a whisper quiet street. This home has a fantastic layout with special touches throughout, offers a total of four bedrooms, three up one down, a combined dining room and sunken living room and hardwood floors throughout these two rooms. The large family room is located directly beside the kitchen, has soaring ceilings and a wood-burning fireplace. The kitchen, family room, hallway and all three bedrooms have all newly installed flooring. The fully finished basement has an enormous family room and large fourth bedroom. You are a short distance from the newly extended LRT, Crowfoot Centre and major thoroughfares at your doorstep. To view a virtual tour, further information and additional pictures go to: [www.calgaryconnection.com](http://www.calgaryconnection.com) or contact Real Phaneuf at 249-4322.