

6465 Silver Ridge Way NW
Calgary, Alberta

MLS # A2214004

\$895,000

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|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Silver Springs | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,292 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, | | |

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|-------------|--------------------------------------------------------|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Suite, Walk-Up To Grade | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

****OPEN HOUSE - SATURDAY, MAY 10TH @ 1-4PM**** Welcome to 6465 Silver Ridge Way NW — an IMMACULATELY MAINTAINED home on a quiet street in the highly sought-after community of Silver Springs! This impressive property sits on a spacious 6,200 Sq.Ft. fully fenced lot with rear lane access and boasts nearly 2,400 Sq.Ft. of finished living space, PLUS a legal secondary suite with separate walk-up entrance and nearly 1,100 Sq.Ft. in the basement — perfect for extended family, guests, or additional rental income. Inside, you'll find thoughtfully curated updates and high-quality finishes throughout. The main level features luxury vinyl plank flooring, flowing seamlessly through the open-concept living and dining areas. A brick-surround wood-burning fireplace adds its original cozy character to the living room, while the kitchen is equipped with quartz countertops, custom cabinetry, premium stainless steel appliances, and a gas range. The spacious primary suite is complete with a walk-in closet with built-in shelving and a beautiful 3-piece ensuite featuring a tiled stand-up shower. Two additional generously sized bedrooms, a stylish 4-piece bathroom, and in-suite laundry complete the upper level. Downstairs, the legal secondary suite (City of Calgary permitted) delivers lots of natural light that offers a bright, spacious living with two large bedrooms (one with a walk-in closet), a 3-piece bathroom, full kitchen, laundry room with extra storage, and a cozy living room with a second brick-surround wood-burning fireplace. Step outside through the sliding patio doors, to enjoy the fully landscaped backyard featuring a cement patio and walkway, newer rear deck, mature trees including an apple tree, a beautiful garden and an oversized, fully finished double detached garage. Recent upgrades and highlights include central air conditioning, a tankless hot

water system and high-efficiency furnace (installed end of 2020), high-end 200AMP electrical panel, insulation added to attic rated to R60, freshly resurfaced ceilings throughout, triple-pane windows for enhanced energy efficiency and noise reduction, and extensive renovations within the last 5 years. Yearly professional plumbing/furnace/duct/air conditioning unit inspections and maintenance/cleaning alongside tankless hot water maintenance/flush. An updated RPR and Pre-Listing Home Inspection are also available. Location is everything — just steps to public transit and LRT, Bowmont walking trails, top-rated schools, parks, and the Botanical Gardens of Silver Springs. Enjoy the community pool and a new fresh market that the neighborhood loves. You will find quick access to Crowfoot Crossing, Market Mall, Dalhousie Station, U of C, Alberta Children's Hospital, and downtown Calgary (only 17 mins away). This is a true one-of-a-kind turnkey opportunity — a beautifully upgraded family home with income potential in one of Calgary's most desirable neighborhoods. Book your private showing today!