

7715 67 Avenue NW
Calgary, Alberta

MLS # A2299625



\$978,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,243 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, Workshop in		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Private, Rectangular Lot, Sloped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Mixed, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Wet Bar		

Inclusions: Refrigerator in lower storage room, Retractable awnings over the rear deck

This is truly home that has been deeply cared for and thoughtfully reimagined over time. This cherished residence shows absolute pride of ownership with every renovation curated with intention. Not to be missed, the stunning views from the back of the city, COP and a slice of the mountains. The split-level design offers an expansive layout, delivering over 2,300 sq/ft of developed living space that adapts beautifully to family life. With four bedrooms, three full bathrooms, and a convenient half bath off the family room, the home provides both comfort and flexibility. Upstairs, you'll find three well-appointed bedrooms, one of which is the primary, accompanied by a 3-piece ensuite. The second bathroom on this level provides ample space and function for the rest of the family. All three full bathrooms have been completely renovated with custom cabinetry. The lower level introduces a second primary suite complete with its own fully renovated 3 piece ensuite—ideal for any family combination. At the heart of the home, the kitchen stands as a testament to craftsmanship. Custom solid maple cabinetry, with soft-close drawers and dove-tailed joinery, pairs seamlessly with heated tile flooring and granite countertops. The refrigerator and the gas range with its double oven are brand new, literally weeks old and never used! Throughout the home, extensive renovations reflect careful attention to detail that goes beyond the surface, such as Burmese Teak Hardwood floors with inlaid tile on the stairs. The family room and sunroom level invites family time. Retractable, automated metal blinds on the windows make for great movie nights and the gas fireplace adds coziness. Major upgrades and updates will remove any worry around those "big ticket" home ownership fears. The roof, installed in 2014, comes with a transferable limited lifetime warranty featuring a hail-resistant Legacy

Malarkey Shingle System. Outdoors, a newly constructed retaining wall in 2025 adds both structure and visual appeal to the landscape. The fence is newer and the exterior of the home has been clad in aluminum. A natural gas line for the BBQ has been added to the back deck. The eavestroughs were replaced five years ago, and the sunroom underwent a makeover in 2021. The sunroom is one of the home's most captivating features: a light-filled sanctuary that captures further views w/ a peaceful backdrop. It's a space that invites quiet mornings, Summer dinners and events with family, and general three season enjoyment. A bonus to the home is an oversized double attached, gas heated garage... no more cold and snow covered cars! It also comes complete with work benches and a compressor, perfect for the project enthusiast in the family. Set in a family-friendly community, the location is just as compelling as the home itself with schools nearby and a quick walk to the LRT. This is a forever home, ready for its next chapter. Comes with great neighbours too!