

112 Silver Brook Drive NW  
Calgary, Alberta

MLS # A2201567



**\$699,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** Water Softener(as is), Fridge in Basement, Freezer(as is), Shed, Storage Cabinet in Garage

Nestled on a serene street in the highly desirable community of Silver Springs is this cherished home, that has been owned by the same family for over five decades! Upon entry, you'll be greeted by an open living and dining area, highlighted by ample natural light from large west facing windows. The thoughtfully designed renovated kitchen offers functionality; with an abundance of counter space, cupboards and quartz countertops with an under mount sink. The patio doors from the dining room lead out to a maintenance free composite deck, aluminum railing and a beautifully landscaped mature backyard, ideal for outdoor gatherings and entertaining. The two spacious bedrooms and four piece bathroom complete the main level. Downstairs, the inviting family room features gorgeous wood paneling, a large recreational area with built ins and fireplace, an expansive third bedroom, updated three piece bathroom with tiled flooring, extra storage and a practical utility/laundry/storage room. There is also a separate entrance that leads to the garage/backyard. Noteworthy: new hot water tank (2025) and shingles (2015). This home is ideally located near three schools, the outdoor pool, Bowmont Park with scenic walking and biking paths and the beautiful Silver Springs Botanical Gardens. Enjoy the convenience of the nearby Crowfoot shopping area, transit/crowfoot train station, YMCA, Public Library and Bowness Park. Do not miss this opportunity and schedule your private viewing today!