



GRASSROOTS
REALTY GROUP

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139 Silver Brook Road NW
Calgary, Alberta

MLS # A2344623



\$869,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Cleared, Landscaped, Low Maintenance Landscape, No Neighbor		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Welcome to 139 Silver Brook Road NW, a beautifully reimagined 4 bedroom, 3 full bathroom home in the highly sought after community of Silver Springs. Extensively renovated from the studs with no expense spared, this home offers the feel of a new build in one of Calgary's most established neighbourhoods. Major upgrades include new windows, roofing, appliances, bathrooms, hot water tank, interior finishes and extensive landscaping. The thoughtfully redesigned interior features bright, modern living spaces, a stunning kitchen and the rare convenience of three full bathrooms. The fully developed basement adds exceptional versatility with a spacious recreation room with a custom wet bar and a dedicated home gym, making it ideal for entertaining, relaxing or working out at home. Outside, the extensively landscaped yard offers mature trees, generous green space and a large deck for summer enjoyment. Silver Springs is known for its mature setting, excellent schools, Bowmont Park and river pathways, the Silver Springs Botanical Gardens, outdoor pool, community amenities and convenient access throughout northwest Calgary. A turn-key home with extensive upgrades, exceptional living space and a prime Silver Springs location. Dont miss out and book your showing now!