



GRASSROOTS
REALTY GROUP

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292 Silver Brook Way NW
Calgary, Alberta

MLS # A2347004



\$735,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home		

Inclusions:	N/A
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Welcome to this beautifully updated home in the sought-after community of Silver Springs! This home has been very well cared for and tastefully updated, offering a fantastic floor plan with plenty of space for the whole family. The main floor features a huge living room complete with a cozy wood-burning fireplace, and picture window overlooking the front yard, a spacious dining area, and a beautifully updated kitchen with loads of cabinet space, a large island, and stainless steel appliances. There are three generous bedrooms upstairs, including a large primary bedroom with its own 2-piece ensuite. The lower level is fully finished and gives you even more room to spread out, with a huge rec room, an ample fourth bedroom that would also make an excellent office, and a convenient newer 4-piece bathroom. Outside, you'll find a fantastic double detached garage with epoxy flooring and wood-lined walls — a great setup for parking, storage, hobbies, or the perfect man cave! The yard also offers plenty of room for kids or pets to enjoy, and is a great extension of the living space. Topped off with underground irrigation, a newer roof, and furnace! All Located in a fantastic Silver Springs location, quiet, but close to parks, schools, pathways and all the amenities you need, this is a home that truly has it all. Great home, great updates, great garage and a great location — don't miss it!