



# 115 Silver Springs Green Calgary Alberta

\$735,000

Nestled on a quiet street in the sought after community of Silver Springs is this BEAUTIFULLY MAINTAINED 2 storey home! This cherished home has been owned by the same family for over four decades, reflecting the care and pride they have taken in the home throughout the years. Offering over 2600 square feet of living space, step inside and be greeted by a spacious living room filled with natural light from the abundance of windows. The living area connects to a formal dining space, creating an open and inviting atmosphere. The kitchen effortlessly flows into a cozy breakfast nook area and a family room featuring a wood fireplace with brick surround and built ins. Through the patio door off the family room, you'll discover your very own oasis, in the WEST FACING yard, perfect for relaxation and enjoyment. Completing the main floor is the laundry room, a convenient FOUR PIECE bathroom & bedroom/office! The upper level of this home presents a well designed layout, with a four piece bathroom and three spacious bedrooms; one being the primary retreat, complete with a three piece ensuite and walk-in closet. The developed, lower level has a generously sized recreational/games room, media area, sauna with shower and a substantial amount of storage. Notable updates include ONE UPDATED FURNACE, WATER TANKS (2019 & 2017) and some VINYL WINDOWS. The backyard boasts a host of features, including an EXPANSIVE DECK with numerous outdoor living spaces and a sizeable shed, while the established mature trees enhance the appeal. Additionally, for added convenience there is a pad at the back of the home that could be used for RV PARKING or sport court. This home is ideally located between two schools, the outdoor pool, Bowmont Park with scenic walking and biking paths and the Silver Springs Botanical Gardens. Truly a remarkable family home that should be experienced from within! (...)

Primary Bedroom 14.00 Ft x 12.50 Ft

3pc Bathroom 9.33 Ft x 10.75 Ft

Bedroom 13.50 Ft x 10.67 Ft

Bedroom 13.50 Ft x 8.25 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Recreational, Games room 23.83 Ft x 17.92 Ft

Kitchen 11.42 Ft x 9.00 Ft

Living room 16.75 Ft x 5.00 Ft

Dining room 11.83 Ft x 9.00 Ft

Family room 17.42 Ft x 11.42 Ft

Bedroom 12.83 Ft x 10.58 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Sauna 9.83 Ft x 6.58 Ft

Laundry room 7.17 Ft x 5.00 Ft