



# 120 Silvercreek Close Calgary Alberta

\$374,900

Welcome to Silver Pines, nestled in the highly sought-after community of Silver Springs! Silver Springs is a desirable Calgary neighborhood with walkable streets, beautiful natural environment and excellent proximity to amenities. SO close to the U of C by car, transit and bike - great for students! Community boasts numerous parks, including a gently sloping natural reserve with trails, playgrounds, and sports fields, making it ideal for recreation and outdoor activities. Silver Springs is also known for its strong sense of community, with an active community association offering various programs for residents of all ages. OFF leash park for your family dog - mins away. The Bow River pathways also provide access to Bowness Park and downtown. So close to major roadways = getting around Calgary easily - or getting OUT of Calgary easily as well! SILVER PINES complex is a well-maintained/well run development - hardly anything sells here! Easily accessible complex offers the perfect blend of comfort and convenience, with quick access to major roadways, shops and everyday amenities. This unit offers dedicated parking outside your front door - plus a small park across the way! Inside, you will LOVE the WHITE updated kitchen!!!! Enjoy EAST light streaming through the windows while you cook, make coffee, bake....Dining area is perfect for every day meals or BIG enough to host everyone on special occasions! This layout is unique and special - feels separate yet connected throughout main level - with cutouts that overlook main living area. You will love the 2 piece bath. Living area is LARGE & BRIGHT with HIGH ceilings. Perfect for watching shows, reading, playing games or entertaining. Easy access here to your PRIVATE FENCED yard - perfect for BBQ, DOGS, KIDS or just enjoying the WEST SUN! Windows and doors were all replaced in 2021. This thoughtfully updated un...

4pc Bathroom 8.83 Ft x 4.92 Ft

Bedroom 12.50 Ft x 9.25 Ft

Primary Bedroom 19.25 Ft x 14.00 Ft

Recreational, Games room 19.25 Ft x 12.58 Ft

Furnace 19.17 Ft x 14.42 Ft

2pc Bathroom 8.25 Ft x 3.00 Ft

Dining room 10.50 Ft x 10.08 Ft

Kitchen 10.25 Ft x 7.58 Ft

Living room 12.42 Ft x 14.50 Ft

Listing Presented By:



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Royal LePage Benchmark

<https://clientfirst.ca/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

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