



## 34 Silver Creek Manor Calgary Alberta

\$1,025,000

Located in the sought-after Silver Springs neighborhood, this impressive walk-out bungalow features an oversized double-front attached garage and an abundance of natural light pouring in through its spacious windows. The main floor showcases elegance with its 14-foot ceilings and opens up to a spacious living room, open kitchen with huge granite countertops, and dining area. Additionally, this level includes a primary bedroom with a 5-piece en-suite and walk-in closet, a second bedroom, an office, a dining room, a half bath, and a convenient laundry room. The basement boasts rare 10-foot ceilings with a heated slab floor, featuring a generous family room with a wet bar and a pool table. This level also encompasses a den, a bedroom, a full bath, and ample space for a utility room, with potential for further development. Both levels offer privacy and breathtaking mountain views, as well as a view of COP from the upper level. Two west-facing decks totaling 500 square feet provide the perfect vantage point to enjoy stunning sunsets. The professionally landscaped backyard showcases a vibrant display of perennials and mature trees. This home boasts a prime location, just a 5-minute walk to the 405-acre Bowmont Park and close proximity to shopping, schools (3 elementary schools), and city pathways. Quick access to Crowchild Trail and Stoney Trail. Recently renovated, it features restored hardwood floors, new hardwood floors in the dining room and 2 bedrooms on the main floor, new stairs to the basement, new dura deck on the main level, a new kitchen granite countertops, new customized blinds, fresh paint. Air Conditioning and Sprinkler system. This exceptional property with outstanding features is not to be missed! (id:6769)

4pc Bathroom 6.50 Ft x 4.83 Ft

Bedroom 15.50 Ft x 10.17 Ft

Den 14.92 Ft x 10.25 Ft

Recreational, Games room 29.08 Ft x 43.17 Ft

2pc Bathroom 4.42 Ft x 4.50 Ft

5pc Bathroom 11.67 Ft x 9.92 Ft

Bedroom 8.83 Ft x 9.83 Ft

Dining room 14.00 Ft x 13.25 Ft

Foyer 4.75 Ft x 10.92 Ft

Kitchen 13.83 Ft x 12.08 Ft

Laundry room 7.42 Ft x 6.75 Ft

Living room 21.17 Ft x 18.75 Ft

Office 10.33 Ft x 10.08 Ft

Primary Bedroom 17.42 Ft x 15.25 Ft

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

Listing Presented By:



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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)

**Breakfast** 7.25 Ft x 12.08 Ft

**Other** 5.58 Ft x 5.75 Ft