



## 243 Silver Brook Way Calgary Alberta

\$785,000

\*\*\*Open House Sunday Sept 15, 2-4 PM\*\*\* Welcome to family friendly Silver Springs! This meticulously maintained Bi-Level family home is situated on a 50'x135' lot, is mere steps to a children's play park & a quick walk to the Silver Springs Botanical Gardens an oasis that will inspire your inner gardener. As you enter, you will notice the beautiful laminate flooring that extends throughout the main living areas, complemented by an elegant wood-beamed ceiling. The front living room is bathed in morning light, offering a relaxing spot to enjoy your coffee, a good book or kick back to watch a movie. The spacious kitchen features full height cabinetry, generous countertop & cupboard space, a bay window overlooking the amazing backyard, and a convenient built in kitchen table or homework desk tucked into the corner. The elegant dining room is just off the kitchen, ideal for entertaining family & friends. The primary bedroom is a cozy retreat with a large closet and a handy 2-piece ensuite bathroom. Two additional bedrooms share a well-appointed 4-piece bathroom. Downstairs, you'll find a welcoming family room with a gas fireplace, a large room suitable for a bedroom or a separate entertainment space, craft or hobby room. The bedroom on the lower level is conveniently next to the recently updated 3-piece bathroom with tile/glass shower plus new flooring. Step outside to enjoy the beautifully landscaped backyard, complete with a stone pathway, lush shrubbery, a storage shed, and a massive recently updated deck perfect for entertaining or relaxing in the sunshine. The triple detached garage offers ample parking and storage options. Separate entrance with access through the rear door/stairwell that has another door into the kitchen that could easily provide access for top and bottom levels plus the lower the laundry room can be accessed from both the front and back stai...

3pc Bathroom Measurements not available

Bedroom 12.83 Ft x 10.25 Ft

Family room 12.83 Ft x 18.67 Ft

Recreational, Games room 12.83 Ft x 18.67 Ft

Storage 7.50 Ft x 11.58 Ft

2pc Bathroom Measurements not available

Bedroom 11.92 Ft x 10.00 Ft

Bedroom 11.92 Ft x 9.08 Ft

Dining room 9.92 Ft x 8.67 Ft

Kitchen 13.50 Ft x 13.08 Ft

Living room 17.50 Ft x 12.33 Ft

Primary Bedroom 13.50 Ft x 11.50 Ft

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

Listing Presented By:



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