

\$718,000 - 216 Silver Brook Way Nw, Calgary

MLS® #A2128729

\$718,000

4 Bedroom, 3.00 Bathroom, 1,360 sqft

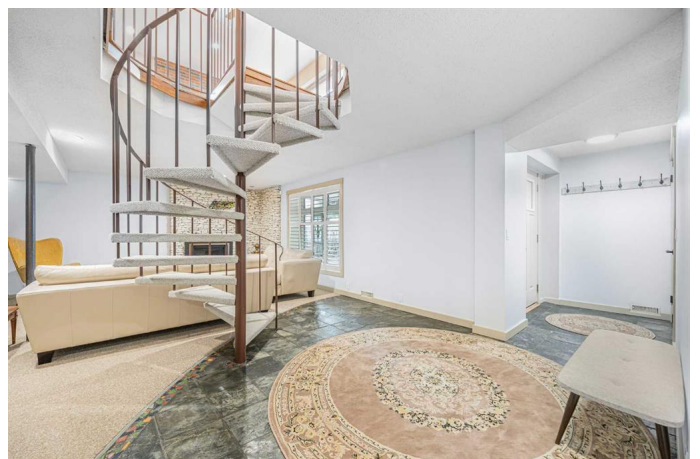
Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

Open House May 4th/5th 1-3 p.m. Nestled just a short stroll from the serene Silver Springs Botanical Gardens, this remarkable family home offers over 2600 square feet of living space, ideal for both growing families and those seeking multi-generational living solutions.

Upon entry, the front walk-out lower level beckons with abundant natural light and a welcoming ambiance, anchored by a stone-encased gas fireplace, perfect for cozy gatherings. Ascend the architecturally designed spiral staircase, seamlessly connecting the main and lower levels, revealing an updated 3-piece bathroom and adjacent bedroom-turned-office. The expansive storage/utility room stands ready to accommodate all your organizational needs, with ample space for plastic bins and cleaning essentials. A modern, oversized washer and dryer set, coupled with a versatile work area, complete with drawers, offers convenience for laundry tasks or doubles as a workshop bench.

Ascend the 2nd staircase at the back of the lower level to access the updated kitchen, boasting plentiful cupboards, built-in cabinetry, and stainless steel appliances, including a newer gas stove. Adjacent, a versatile space awaits, perfect for casual dining or a breakfast nook, overlooking the inviting living room with bamboo flooring and expansive windows framing views of the balcony and front yard. Discover tranquility in the primary bedroom,



alongside two additional bedrooms, complemented by a convenient 2-piece ensuite and a well-appointed 4-piece bathroom. Outside, the backyard oasis awaits, featuring raised planter beds, a poured concrete patio with a pergola, ideal for al fresco entertaining on balmy evenings. The oversized double garage, boasting recent upgrades including a new roof, insulation, wiring, and drywall, offers ample space for vehicles and storage, with additional room for a standard-sized RV alongside. Recent updates include refreshed vinyl siding, eavestroughs, soffits/fascia, select new windows, and lighting fixtures, enhancing both aesthetics and functionality. Notable features include two Japanese Toto wash toilet lids, a 50-gallon hot water tank, four ceiling fans, and an outdoor pergola complete with a retractable awning, adding to the home's allure and comfort.

Built in 1973

Essential Information

MLS® #	A2128729
Price	\$718,000
Sold Price	\$716,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	216 Silver Brook Way Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3G8

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Standard Shaped Lot, Yard Drainage, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 15th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

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