

\$1,025,000 - 34 Silver Creek Manor Nw, Calgary

MLS® #A2150887

\$1,025,000

3 Bedroom, 3.00 Bathroom, 1,671 sqft

Residential on 0.19 Acres

Silver Springs, Calgary, Alberta

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!

Built in 1997

Essential Information

MLS® #	A2150887
Price	\$1,025,000
Sold Price	\$980,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,671
Acres	0.19
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	34 Silver Creek Manor Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5L3

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floorplan, Soaking Tub, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Garden
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	October 10th, 2024
Days on Market	84
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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