



**GRASSROOTS**  
REALTY GROUP

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**256 Silvercreek Way NW**  
**Calgary, Alberta**

**MLS # A2216119**



**\$700,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,721 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Basement sewing room floor cabinets, basement freezer, shed, rain barrels

Welcome to this large 1720 sq ft well loved 4 bedroom home with a big 6479 sq ft lot on a quiet street with mature trees in the heart of Silver Springs rocking a 10/10 location near Silvercreek Park that connects to Bowmont Park/ the Bow River, walking/biking paths, Crowchild Twin Arena, schools and Crowfoot Crossing shopping centre. The main level greets you with a large natural sunlight filled living room that flows seamlessly into the dining room & kitchen with a sink bay window providing a view of the beautifully maintained and PRIVATE BACKYARD. Adjacent to the kitchen is half bathroom, a bedroom (currently being used as an office), laundry and a second living room with a wood burning fireplace feature and sliding patio doors into the large sunny backyard with mature trees/landscaping and an oversized 23 '3 " x 21&rsquo;4&rdquo; Garage that also has attic storage built in. Or if you're looking to beat the heat inside this summer, then you're covered as this home also has CENTRAL AIR CONDITIONING! Upstairs you will find three more good sized bedrooms and 2 bathrooms including the primary bedroom that is large enough to easily fit a king sized bed, has a 2 piece ensuite bathroom and a walk-in closet. The upstairs full bathroom is conveniently located across from the 3rd & 4th bedrooms. The fully developed basement features a large family room that is perfect for an exercise space, movie nights, entertaining or hobbies and an incredible amount of storage space including an insulated built in cold room. The mechanical in this home is excellent with an updated high efficiency furnace, newer hot water tank, central vac, water softener and a filtered drinking water system. The property has a prime location, an amazing lot/ backyard and it's been well loved by this family for many years. It's refreshing to see a large home on such a

perfect lot in Silver Springs that has so much to offer at this price point!