



**GRASSROOTS**  
REALTY GROUP

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**244 Silver Creek Mews NW**  
**Calgary, Alberta**

**MLS # A2239935**



**\$849,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Sloped Do		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Dry Bar, Granite Counters, High Ceilings, Skylight(s), Soaking Tub, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** balcony awning. NOTE: water softener <as is>

Rare opportunity you won't want to miss in this lovely home in the exclusive SILVER SPRINGS VILLAS project&hellip;this collection of 32 homes next to Silvercreek Park in the highly-desirable Northwest Calgary community of Silver Springs. Available for quick possession, this fully finished bungalow enjoys 4 bedrooms & 2.5 bathrooms, extensive hardwood floors, granite countertops & simply incredible views of the mountains, Canada Olympic Park & the surrounding neighbourhood. Drenched in natural light, you will love the expansive & spacious main floor with its soaring vaulted ceilings, sunny living room with a wall-of-windows, dining room with granite-topped table & dynamite nook with wraparound windows & access to the huge glass/metal balcony with retractable awning. The galley-style oak kitchen has been beautifully updated & has granite counters, loads of cabinet space & stainless steel appliances including Blomberg dishwasher & brand new Hisense fridge. The main floor has 2 great-sized bedrooms highlighted by the primary bedroom with vaulted ceilings, large walk-in closet & ensuite with skylight & heated floors, separate shower & tub. The walkout level is finished with 2 more bedrooms &ndash; 1 with a walk-in closet, another full bathroom, rec room with cork floors & smashing 2nd rec room with gas fireplace, built-in cabinets & dry bar. Main floor also has a dedicated home office with built-in cabinets & laundry room with LG washer & dryer. Roof was replaced in 2019. Silvercreek Park connects to the Bow River Pathway system which leads to Bowmont Park & its 164 hectares of winding trails, sports fields, picnic sites & off-leash area overlooking the Bow River. Grass cutting & snow shovelling is taken care of for you with the monthly maintenance fees, so throw away your lawn mower & shovel! Neighbourhood shopping & schools

are all within easy reach, & the convenience of its quick access to Nose Hill Drive, Crowchild & Stoney Trails means you are only minutes to Crowfoot Centre & LRT, Crowchild Twin Arenas, major retail centers, University of Calgary, hospitals & downtown.