



GRASSROOTS
REALTY GROUP

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107 Silver Brook Drive NW
Calgary, Alberta

MLS # A2274311



\$690,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Silver Springs | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,191 sq.ft. | Age: | 1973 (52 yrs old) |
| Beds: | 4 | Baths: | 1 full / 2 half |
| Garage: | Double Garage Detached, Off Street | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | |
|--------------------|--------------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Laminate Counters, Separate Entrance |

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|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator

Welcome to this charming EAST FACING 4-level split detached home in the highly desirable community of Silver Springs, Calgary. Situated on a 52 ft WIDE LOT, this home offers exceptional space, comfort, and flexibility for families or investors. The MAIN LEVEL features a bright and welcoming living room, a dedicated dining area, and a functional kitchen with great layout potential. UPSTAIRS, you'll find 3 comfortable bedrooms and 2 bathrooms, including a well-sized primary suite. The LOWER LEVEL offers a SEPARATE ENTRANCE, a spacious rec room, an additional bedroom, and a convenient half bathroom—ideal for extended family, guests, or future suite potential. The lower basement is unfinished, giving you the freedom to develop the space to meet your needs. Step outside to a HUGE BACKYARD featuring a massive deck, perfect for entertaining, summer BBQs, or relaxing evenings. The property also includes a detached double garage and plenty of yard space for gardening or play. Located in a highly walkable area close to countless amenities, this home is just steps from parks, schools and the beautiful SILVER SPRINGS BOTANICAL GARDENS. A short 10-minute drive brings you to the Silver Springs GOLF & Country Club, with easy access to shopping, transit, and major routes. A fantastic opportunity to own in one of Calgary's most family-friendly and established neighbourhoods. Don't miss it!