



**GRASSROOTS**  
REALTY GROUP

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**198 Silver Brook Road NW  
Calgary, Alberta**

**MLS # A2277741**



**\$899,800**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** second set of appliances in the basement (fridge, stove, MW hood fan, dishwasher), outdoor lift

Rare opportunity to own a Fully Renovated home with an illegal suite in this desirable neighbourhood. Enter through a common entrance and head upstairs to a stunning, custom-designed kitchen featuring a stainless-steel appliance package, flowing seamlessly into the dining area with a built-in credenza and wine rack. The bright and spacious living room boasts a beautiful bay window, creating an inviting open-concept layout ideal for entertaining. Access to the backyard is conveniently located off the kitchen through a rear foyer with a coat closet. The primary bedroom offers a full ensuite, custom walk-in closet, and patio doors leading to the deck&mdash;perfect for enjoying your morning coffee or an evening glass of wine. A handicap lift makes this home Barrier-FREE. The second bedroom is generously sized with ample closet space and a bay window. A full bathroom and a closet with washer/dryer hookups complete the main level. The basement features a well-designed illegal suite with a fully equipped kitchen that opens into a bright living area. The spacious primary bedroom has a large window allowing plenty of natural light, even on the lower level. An additional bedroom and full bathroom complete this level. Situated on a corner lot and close to schools, parks, shopping, and walking pathways, this home is an excellent fit for families and outdoor enthusiasts. Upgrades include vinyl plank flooring throughout for easy maintenance, NEW hot water tank, Newer high-efficiency furnace, NEW and newer windows, newer roof, NEW fence, NEW deck, NEW kitchens, bathrooms, light fixtures, backsplash, and more. Nothing to worry about&mdash;just move in and enjoy.