



**95 Silver Brook Drive NW
Calgary, Alberta**

MLS # A2280698

\$809,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,269 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		
Inclusions:	Garage Heater As-is, Gazebo As-is, Water filtration As-is		

Welcome to this renovated bilevel in the desirable community of Silver Springs. The bright living room features a brick fireplace with a gas insert. The expanded kitchen offers a large island and a stainless steel chef's sink with reverse osmosis water filtration. Three comfortable bedrooms are located on the main level. The fully developed basement includes a spacious rec room with a second fireplace, rough-in for a wet bar or kitchenette, and space for an additional bedroom or den. A rear walk-up basement provides direct access to the sunny west-facing backyard. Recent upgrades include a high-efficiency furnace, central air conditioning, a new hot water tank, newer vinyl windows and doors, new range and dishwasher (2025), washer and dryer (2022), new fence (2025), and a new garage door (2025). Enjoy the large rear deck, landscaped yard, and oversized heated detached garage. Ideally located within walking distance to Silver Springs amenities, the ravine, and Bowmont Park. Just 4 minutes to St. Sylvester School, 8 minutes to W.O. Mitchell School (Spanish Bilingual), and minutes to grocery shopping and the Silver Springs Botanical Gardens. A move-in-ready home in a welcoming, family-friendly community.