



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

**MLS # A2298910**



**\$799,900**

<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

Welcome to your opportunity in Silver Springs &mdash; a fully renovated home offering two complete living spaces, ideal for families, multi-generational living, or added income potential. Set on a prime corner lot, this home has been thoughtfully updated from top to bottom, so you can move in with confidence and nothing left to do. The main level features a bright, open layout with large windows that flood the space with natural light. The modern kitchen flows seamlessly into the dining and living areas, creating a functional and inviting space for everyday living and entertaining. Two spacious bedrooms and a full bath complete the upper level. Downstairs, you&rsquo;ll find a fully developed lower level with its own kitchen, large family room, two additional bedrooms, and a full bathroom &mdash; offering incredible flexibility for extended family, guests, or private living space. Extensive upgrades include newer windows, roof, furnace, hot water tank, flooring, kitchens, bathrooms, and more &mdash; giving you the feel of a newer home in an established, sought-after neighbourhood. Located just minutes from Bow River pathways, parks, schools, and all amenities, this is a rare chance to secure a turnkey property in one of NW Calgary&rsquo;s most desirable communities. Homes with this level of renovation and flexibility don&rsquo;t last &mdash; book your showing before it&rsquo;s gone.