



**268 Silver Brook Way NW  
Calgary, Alberta**

**MLS # A2302597**



**\$899,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Sump Pump(s), Wet Bar

**Inclusions:** N/A

Fall in love the moment you walk through the front door. This beautifully renovated 1,340 sq. ft. bungalow ( 2,600 sq. ft. of total living space) is perfectly situated on a quiet, tree-lined street in sought-after Silver Springs. Fully renovated to the studs in 2022, this stunning home blends modern style with everyday comfort&mdash;ideal for family living and entertaining. Flooded with natural light, the main living area showcases expansive windows and a modern gas fireplace with a natural stone surround. The Living Room space flows effortlessly into a spacious dining area and a stunning chef-inspired kitchen featuring quartz countertops, a statement oversized island, abundant cabinetry, and sleek stainless-steel appliances. Step out to the large deck overlooking the generous backyard&mdash;perfect for summer gatherings. The main floor also boasts gorgeous hardwood flooring and feature walls throughout. Enter the luxurious primary suite complete with a walk-in closet and a spa-like ensuite boasting dual vanities and an impressive freestanding shower. Two additional well-sized bedrooms and a beautifully appointed 4-piece bathroom complete the main level. The fully developed lower level is designed for both relaxation and entertaining, offering a huge family room with a custom-built bar and a stunning fireplace feature that adds warmth and style. Two additional bedrooms&mdash;both with egress windows&mdash;provide flexibility for family or guests, along with an absolutely gorgeous 4-piece bathroom. A laundry room with sink and ample storage complete the space. Additional renovation features included all new windows, a high-efficiency furnace, updated new plumbing and electrical (panel and wiring), a 50-gallon hot water tank, and a new stucco exterior&mdash;offering peace of mind for years to come. Ideally located close to schools, shopping, and transit, plus

Botanical Gardens, scenic walking paths, off-leash parks, and access to the Bow River. Perfect for families or empty nesters&mdash;this home is truly move-in ready. Just unpack and enjoy!