



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

**MLS # A2304001**



**\$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 dishwasher and second fridge in basement

Designed for Modern Living - Welcome to this beautifully renovated home in a highly desirable neighbourhood, offering style, functionality, and space for the whole family. The upper level features a stunning custom kitchen with stainless steel appliances, seamlessly flowing into the dining area with a built-in credenza and wine rack—perfect for everyday living and entertaining. The bright living room with a large bay window fills the space with natural light, creating an inviting open-concept layout. The primary bedroom is a true retreat, complete with a full ensuite, custom walk-in closet, and direct access to the deck—ideal for morning coffee or evening relaxation. A spacious second bedroom, full bathroom, and convenient laundry hookups complete the main floor. The outdoor lift provides barrier-free accessibility, adding exceptional versatility. The fully finished basement offers a large, bright family room with a wet bar, plus two additional bedrooms and a full bathroom—perfect for guests, teens, or a home office setup. Set on a corner lot with a huge backyard, this home is ideal for families and entertaining. Enjoy the oversized double detached garage and numerous upgrades including vinyl plank flooring throughout, NEW hot water tank, newer high-efficiency furnace, newer roof, NEW windows, NEW fence, NEW deck, and fully updated kitchen and bathrooms. Located close to schools, parks, shopping, and pathways, this home truly has it all. Nothing to do but move in and enjoy!