



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2193073**



**\$899,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage, Oversized, Private Electric Vehicle		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** 2 x TVs, Garage Heater, 2 x Couches, Coffee Table, Dining Table & 4 Chairs, 1 Queen Bed (downstairs), 6 x Air Purifiers, 2 x Robotic Vacuums, Bidet, Security Systems including 8 x Cameras, 1 x King Bed, Water Filter (Water Drop), 3 x Bar Stools

Immediate possession with all furniture included—just unpack and start living! This extensively renovated bungalow in Silver Springs blends modern elegance with high-end finishes, offering over 2,400 square feet of beautifully designed living space. Every detail has been thoughtfully updated, creating a stylish and functional home with a neutral color palette, upgraded lighting, and premium materials throughout. Step inside to an inviting entryway with built-in storage before entering the bright, open-concept main floor. Engineered hardwood extends through the space, complementing the stunning feature wall and electric fireplace in the living area. The showstopping kitchen is a chef's dream, featuring sleek white cabinetry, quartz countertops, a striking backsplash, and stainless steel appliances, including a Samsung Bespoke 4-Door Flex fridge and Samsung range, both equipped with SmartThings. The custom hood fan and waterfall-edge island with seating add to the kitchen's sophisticated design. Motorized blinds and in-floor heating enhance the comfort and convenience of the space. The primary bedroom offers a tranquil retreat with a walk-in closet and a luxurious five-piece ensuite, complete with dual sinks, Toto Neorest toilet, an oversized shower, and a deep soaker tub. A second bedroom and a beautifully finished four-piece bathroom complete the main level. Built-in speakers are installed throughout the home, adding to the refined atmosphere. Downstairs, the expansive lower level features plush carpeting, a massive recreation and entertaining area with a wet bar, and two additional generously sized bedrooms. A three-piece bathroom, laundry room with a sink and ample storage, and additional built-ins make this space as practical as it is comfortable. Outside, the fully fenced backyard is designed for both relaxation and

entertainment, featuring a stone patio, grassy area, and alley access. The oversized, heated double garage boasts Swisstrax garage floor tiles and is equipped with two EV chargers. Additional upgrades include air conditioning for warm summer days, durable Hardie Board siding, Waterdrop water filter, keyless entry and a Liberty Security System with nine cameras. Situated in the desirable community of Silver Springs, this home is surrounded by parks, walking trails, and green spaces. Enjoy quick access to Bowmont Park, the Bow River pathways, and the Silver Springs outdoor pool and rink. Silver Springs is known for its vibrant community spirit, offering an outdoor pool, hockey rink, and multiple parks and playgrounds. With easy access to Crowchild and Stoney Trail, commuting anywhere in the city is effortless. Excellent schools, shopping at Crowfoot Crossing, and the convenience of the nearby LRT station make this an unbeatable location. With Winsport and U of C just 10 minutes away and easy access to major roadways, everything you need is within reach. See this incredible property in person—book your showing today! Check out the floor plans & 3D tour.