

# \$699,900 - 112 Silver Brook Drive Nw, Calgary

MLS® #A2201567

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

Nestled on a serene street in the highly desirable community of Silver Springs is this cherished home, that has been owned by the same family for over five decades! Upon entry, you'll be greeted by an open living and dining area, highlighted by ample natural light from large west facing windows. The thoughtfully designed renovated kitchen offers functionality; with an abundance of counter space, cupboards and quartz countertops with an under mount sink. The patio doors from the dining room lead out to a maintenance free composite deck, aluminum railing and a beautifully landscaped mature backyard, ideal for outdoor gatherings and entertaining. The two spacious bedrooms and four piece bathroom complete the main level. Downstairs, the inviting family room features gorgeous wood paneling, a large recreational area with built ins and fireplace, an expansive third bedroom, updated three piece bathroom with tiled flooring, extra storage and a practical utility/laundry/storage room. There is also a separate entrance that leads to the garage/backyard. Noteworthy: new hot water tank (2025) and shingles (2015). This home is ideally located near three schools, the outdoor pool, Bowmont Park with scenic walking and biking paths and the beautiful Silver Springs Botanical Gardens. Enjoy the convenience of the nearby Crowfoot shopping area, transit/crowfoot train station, YMCA, Public Library and Bowness Park. Do not miss this opportunity and schedule your private viewing



today!

Built in 1973

### Essential Information

MLS® #	A2201567
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.13
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	112 Silver Brook Drive Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 3H5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, Oversized
# of Garages	2

### Interior

Interior Features	Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning, Recreation Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	Other, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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