

## 244 Silver Creek Mews NW Calgary, Alberta

**MLS # A2239935**



# \$849,900

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Silver Springs                                                           |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow-Villa                                    |               |                   |
| <b>Size:</b>     | 1,475 sq.ft.                                                             | <b>Age:</b>   | 1991 (34 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Faces Front                               |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Sloped Do |               |                   |

|                    |                                                                                                                                                        |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork, Hardwood, Linoleum                                                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                                                                                                                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Built-in Features, Dry Bar, Granite Counters, High Ceilings, Skylight(s), Soaking Tub, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | balcony awning. NOTE: water softener <as is>                                                                                                           |                   |      |

Rare opportunity you won't want to miss in this lovely home in the exclusive SILVER SPRINGS VILLAS project; this collection of 32 homes next to Silvercreek Park in the highly-desirable Northwest Calgary community of Silver Springs. Available for quick possession, this fully finished bungalow enjoys 4 bedrooms & 2.5 bathrooms, extensive hardwood floors, granite countertops & simply incredible views of the mountains, Canada Olympic Park & the surrounding neighbourhood. Drenched in natural light, you will love the expansive & spacious main floor with its soaring vaulted ceilings, sunny living room with a wall-of-windows, dining room with granite-topped table & dynamite nook with wraparound windows & access to the huge glass/metal balcony with retractable awning. The galley-style oak kitchen has been beautifully updated & has granite counters, loads of cabinet space & stainless steel appliances including Blomberg dishwasher & brand new Hisense fridge. The main floor has 2 great-sized bedrooms highlighted by the primary bedroom with vaulted ceilings, large walk-in closet & ensuite with skylight & heated floors, separate shower & tub. The walkout level is finished with 2 more bedrooms – 1 with a walk-in closet, another full bathroom, rec room with cork floors & smashing 2nd rec room with gas fireplace, built-in cabinets & dry bar. Main floor also has a dedicated home office with built-in cabinets & laundry room with LG washer & dryer. Roof was replaced in 2019. Silvercreek Park connects to the Bow River Pathway system which leads to Bowmont Park & its 164 hectares of winding trails, sports fields, picnic sites & off-leash area overlooking the Bow River. Grass cutting & snow shovelling is taken care of for you with the monthly maintenance fees, so throw away your lawn mower & shovel! Neighbourhood shopping & schools

are all within easy reach, & the convenience of its quick access to Nose Hill Drive, Crowchild & Stoney Trails means you are only minutes to Crowfoot Centre & LRT, Crowchild Twin Arenas, major retail centers, University of Calgary, hospitals & downtown.