

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

MLS # A2219541



\$879,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,285 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized, Private Electric Vehicle		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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

Move-in Ready, Fully Furnished, and Extensively Renovated Bungalow in Silver Springs! Welcome to your dream home—immediate possession available with all furniture and high-end appliances included, so you can unpack and start enjoying the luxury lifestyle right away! This beautifully renovated bungalow in the sought-after community of Silver Springs offers over 2,400 sq. ft. of professionally designed living space, blending modern elegance with premium upgrades and thoughtful details. The open-concept main floor is bathed in natural light and features engineered hardwood flooring, a stunning electric fireplace with a feature wall, and built-in storage in the entryway. The showstopping kitchen is a chef's dream, equipped with quartz countertops, sleek white cabinetry, a waterfall-edge island with bar stools, and Samsung Bespoke Smart appliances, including a 4-Door Flex fridge and Smart range. A custom hood fan, striking backsplash, motorized blinds, and in-floor heating elevate both style and comfort. The primary suite is a serene retreat, complete with a walk-in closet and a 5-piece ensuite boasting dual sinks, an oversized shower, a deep soaker tub, a TOTO Neorest toilet, and luxury finishes. A second bedroom and a stylish 4-piece bathroom complete the main level, enhanced by built-in speakers throughout the home. Downstairs, the fully finished lower level offers plush carpeting, a large rec room with a wet bar, two generous bedrooms, a 3-piece bath, and a well-equipped laundry room with sink and storage. The property includes top-tier smart home features like a Liberty Security System with 9 cameras, central A/C, keyless entry, and a Waterdrop water filtration system. Outdoors, enjoy a fully fenced backyard with a stone patio, grassy area, and alley access. The oversized, heated double garage features Swisstrax

flooring, 2 EV chargers, and a garage heater. Included furnishings and smart electronics: 2 TVs, 2 Couches, Coffee Table, Dining Table & 4 Chairs, King Bed, Queen Bed (downstairs), 6 Air Purifiers, 2 Robotic Vacuums, Bidet, 3 Bar Stools, and Window Coverings. Ideally located near parks, pathways, Bowmont Park, the Bow River, Silver Springs pool and rink, and just minutes from Crowfoot Crossing, the LRT, U of C, and Winsport. With quick access to Crowchild and Stoney Trail, commuting is effortless. This is not just a house—it's a fully equipped lifestyle. Book your private showing today and explore the 3D tour and floor plans!