

**235 Silvercreek Drive NW
Calgary, Alberta**

MLS # A2234851



\$790,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,096 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Ikea closet wardrobe in upper floor bedroom, Ikea closet wardrobe in lower floor bedroom, TV wall mounts in primary bedroom and lower family room, round patio table set, red patio umbrella + 4 chairs and cushions, outdoor BBQ, Radon mitigation system, Greenhouse, Shed

Welcome to this beautifully maintained and thoughtfully updated home, ideally located on a corner lot in the heart of Silver Springs - directly across from a green space with a pathway that leads to the Bow River, Bowmont Park, and the off-leash dog park. With its inviting layout, tasteful upgrades, and prime location, this is a special opportunity to own a truly unique family home in one of Northwest Calgary's most beloved communities. The main level is filled with natural light thanks to large bay windows and an open, welcoming layout. Throughout the home you'll find Hunter Douglas window coverings and triple-pane windows on the main floor. The living room features a striking custom feature wall with an electric fireplace—creating a warm and stylish focal point for gatherings. The kitchen offers beautiful hickory wood cabinetry, quartz countertops, and updated stainless steel appliances, along with remote-controlled window coverings for added comfort and convenience. Upstairs, you'll find three bedrooms, including a primary suite with a private half-bath ensuite and walk-in closet. The full bathroom on this level features heated floors for added luxury. On the third level, you'll find a fourth bedroom and a beautifully renovated full bathroom complete with an extended soaker tub, tiled shower, and heated floors—providing a spa-like experience. This level also includes a spacious flex area with gas fireplace - perfect for a second living room, home office, or hobby space. On the fourth level, there's an additional large rec room that offers even more versatility - ideal for a play area, media room, or workout space. The large backyard offers plenty of space to relax or entertain, complete with a heated double detached garage, an irrigation system to keep your lawn and garden thriving, and a rear gate that provides potential

for RV parking or additional storage. Surrounded by parks, trails, and top-rated schools, and with easy access to shopping, transit, and the mountains, this is a home that offers both everyday comfort and long-term value. Come see why Silver Springs continues to be one of Calgary's most sought-after communities.