

244 Silver Creek Mews NW Calgary, Alberta

MLS # A2239935


\$849,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Dry Bar, Granite Counters, High Ceilings, Skylight(s), Soaking Tub, Solar Tube(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: 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.