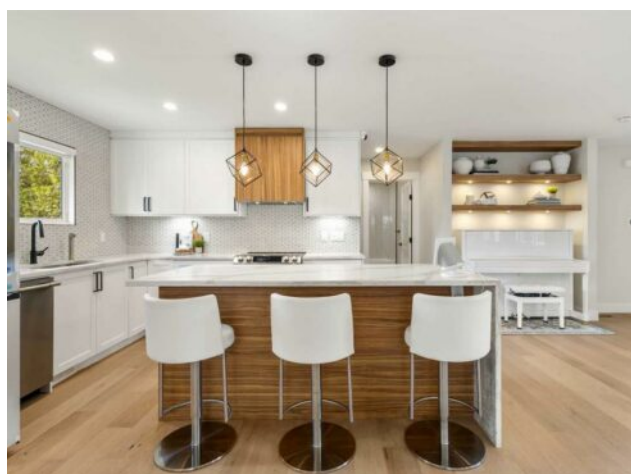


119 Silver Brook Road NW  
Calgary, Alberta

MLS # A2248927



**\$850,000**

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

**\*\*BRAND NEW ROOF ensuring peace of mind for years to come \*\*** 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 waterfalls 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 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!