

WELCOME TO SILVER SPRINGS



DETACHED | 1,199 sq ft | 4 BEDROOMS | 3 BATHROOMS



151 SILVER BROOK ROAD NW

You will LOVE this stunning home with lots of natural sunlight perfectly located on quiet street with amazing neighbours in the sought after SILVER SPRINGS community. This welcoming bi-level is within walking distance to schools and shopping. The OPEN concept floor plan is ideal for family living and entertaining. Newly renovated high end vinyl flooring (hardwood underneath) throughout main floor adds contemporary feel and brightness with large windows for vibrant views. You will definitely enjoy cooking in this kitchen with high end appliances and gas stove, granite countertops, lots of prep area, heated floors as well as seating at counter next to dining area. French doors open to a stunning more like WOW covered deck that feels like an extra living space with constant west facing sunshine which can be enjoyed all year long. Also on the main level 3 nice size bedrooms including primary bedroom with 2 pc ensuite. The main bath has been recently renovated and feels more like a SPA, bright, contemporary and luxurious. Downstairs you have large roomy and cozy recreational room with corner gas fireplace and right next door is a very nice size office space with barn door to laundry room with tons of storage, cold room for all those extras, top load washer and dryer where 5 loads just became 1, 3 piece bathroom, TANKLESS water heater, everyone can take a shower all day long, water treatment system and convenient walk up to the back yard. You will find another large retreat like bedroom for guests or the teenager looking for privacy. All the doors throughout the home are new SOLID wood shaker style and bright large windows throughout. This yard has a fire pit and plenty of room to play, your pet will love it too, room for a huge garden (green house already there), garage is 24'x24' and can easily be extended into a 3 car garage or RV parking the choice is yours. TRULY a fantastic home walking distance to 3 schools, outdoor pool, Bowmount Park & Botanical Gardens, Bow River, Bowness Park, Baker Park, so many walking and bike riding paths to EXPLORE and ENJOY, really just close to everything... COP, UofC, Foothills, Children's, Marketmall come see for yourselves **MLS® # A1155855**

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151 Silver Brook Road NW

Detached

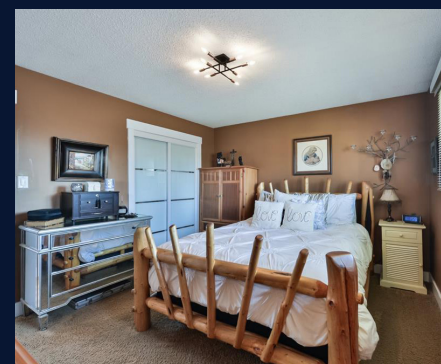
Possession: **Negotiable**

Neighbourhood: **Silver Springs**

Built in: **1973**

Foundation: **Poured Concrete**

Parking: **Detached Garage (2)**



Main Level

Kitchen: 11'3" x 12'6"

Eat In Kitchen: 11'3" x 9'2"

Living Room: 15'6" x 14'9"

Primary Bedroom: 11'3" x 12'4"

Bedroom: 12'1" x 10'4"

Bedroom: 12'1" x 9'7"

Lower Level

Game Room: 23'10" x 20'10"

Bedroom: 11'8" x 10'4"

Office: 11'8" x 8'9"

Laundry: 11'9" x 19'11"

Cold Room/Cellar: 9'9" x 3'1"

Appliances Included: Washer, Refrigerator, Water purifier, Range - Gas, Dishwasher, Dryer, Hood Fan, Window Coverings, Garage door opener, Water Heater - Tankless



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