

220 Silver Creek Mews NW
Calgary, Alberta

MLS # A2269283



\$659,900

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|------------------|---|---------------|-------------------|
| Division: | Silver Springs | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow-Villa | | |
| Size: | 1,488 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 3 | 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, Low Maintenance Landscape, Undergrou | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | Alarm system hardware. | | |

Tucked away in the exclusive SILVER SPRINGS VILLAS project is where you'll find your next home...this beautifully updated bungalow in this collection of 32 lovely homes in the highly-desirable established community of Silver Springs. Walking distance to Silvercreek Park & just minutes to neighbourhood shopping, this fully finished villa enjoys central air & hardwood floors, 3 bedrooms + den, quartz countertops & is available for quick possession. You will love the bright & expansive feel of the main floor with its soaring vaulted ceilings, wonderful living room with wall-to-wall windows, formal dining room with alcove for your china cabinet & dining nook with bay window & French door to the big backyard deck. The galley-style kitchen has been beautifully updated & features quartz counters & subway tile backsplash, loads of cabinet space & stainless steel appliances. Main floor has 2 bedrooms including the primary bedroom with vaulted ceilings, large walk-in closet & ensuite with skylight & vaulted ceilings, quartz counters & tile floors, soaker tub & separate shower. The lower level is finished with a big rec room with stone-facing gas fireplace, huge 3rd bedroom with walk-in closet, another full bathroom & an office/library/exercise room with built-in shelving. Main floor laundry with built-in cabinets & side-by-side Kenmore washer & dryer. Dedicated main floor home office with wainscotting & French door. Lower level also has 2 great storage rooms/workshop with built-in shelves. New hot water tank in 2020 & roof shingles in 2019. Nearby 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. And to top it off...you won't need your lawn mower or snow shovel because mowing the lawn & shoveling the snow is taken care of for you

with the monthly maintenance fees. Neighbourhood shopping & schools are all within easy reach, & with the convenience of its prime location close to Nose Hill Drive, Crowchild & Stoney Trails means you are only minutes to popular Crowchild Twin Arenas, Crowfoot Centre & LRT, major retail centers, University of Calgary, hospitals & downtown.