



THE
A-TEAM

**RE/MAX
FIRST**

34 SILVER CREEK Manor, Calgary T3B 5L3

MLS®#: **A2150887** Area: **Silver Springs** Listing Date: **07/18/24** List Price: **\$1,069,000**
 Status: **Active** County: **Calgary** Change: **-\$31k, 01-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **8,234 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,671**
 Low Sqft:
 Ttl Sqft: **1,671**

DOM

60
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,Pie Shaped Lot,Private,Treed,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Awning(s),Garden**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 4`6"
Bedroom	Main	8`10" x 9`10"
Dining Room	Main	14`0" x 13`3"
Kitchen	Main	13`10" x 12`1"
Living Room	Main	21`2" x 18`9"
Bedroom - Primary	Main	17`5" x 15`3"
4pc Bathroom	Basement	6`6" x 4`10"

Room	Level	Dimensions
5pc Ensuite bath	Main	11`8" x 9`11"
Breakfast Nook	Main	7`3" x 12`1"
Foyer	Main	4`9" x 10`11"
Laundry	Main	7`5" x 6`9"
Office	Main	10`4" x 10`1"
Walk-In Closet	Main	5`7" x 5`9"
Bedroom	Basement	15`6" x 10`2"

Den	Basement	14`11" x 10`3"	Game Room	Basement	29`1" x 43`2"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	9112095

Remarks

Pub Rmks: **OPEN HOUSE Saturday, September 14 1 p.m. - 3.30 p.m. Located in the sought-after Silver Springs neighborhood, this impressive walk-out bungalow features an oversized double-front attached garage and an abundance of natural light pouring in through its spacious windows. The main floor showcases elegance with its 14-foot ceilings and opens up to a spacious living room, open kitchen with huge granite countertops, and dining area. Additionally, this level includes a primary bedroom with a 5-piece en-suite and walk-in closet, a second bedroom, an office, a dining room, a half bath, and a convenient laundry room. The basement boasts rare 10-foot ceilings with a heated slab floor, featuring a generous family room with a wet bar and a pool table. This level also encompasses a den, a bedroom, a full bath, and ample space for a utility room, with potential for further development. Both levels offer privacy and breathtaking mountain views, as well as a view of COP from the upper level. Two west-facing decks totaling 500 square feet provide the perfect vantage point to enjoy stunning sunsets. The professionally landscaped backyard showcases a vibrant display of perennials and mature trees. This home boasts a prime location, just a 5-minute walk to the 405-acre Bowmont Park and close proximity to shopping, schools (3 elementary schools), and city pathways. Quick access to Crowchild Trail and Stoney Trail. Recently renovated, it features restored hardwood floors, new hardwood floors in the dining room and 2 bedrooms on the main floor, new stairs to the basement, new dura deck on the main level, a new kitchen granite countertops, new customized blinds, fresh paint. Air Conditioning and Sprinkler system. This exceptional property with outstanding features is not to be missed!**

Inclusions: **Pool table**
 Property Listed By: **CIR Realty**

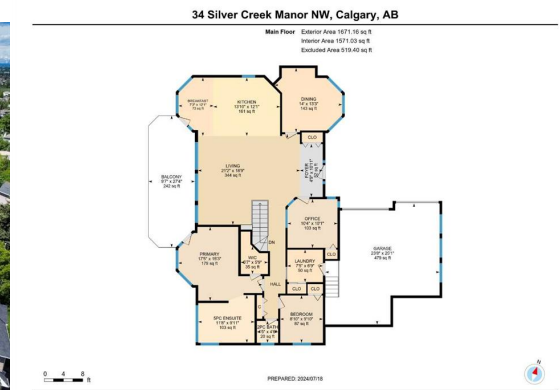
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











34 Silver Creek Manor NW, Calgary, AB

Basement (Below Grade) Exterior Area 1871.09 sq ft
Interior Area 1475.74 sq ft
Exterior Area 25.83 sq ft



While regions are excluded from total floor area in GDSCE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

