



THE
A-TEAM

**RE/MAX
FIRST**

76 SILVER BROOK Drive, Calgary T3B 3H4

MLS®#: **A2196855** Area: **Silver Springs** Listing Date: **02/27/25** List Price: **\$739,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **5,069 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Private**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,130**
 Low Sqft:
 Ttl Sqft: **1,130**

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
 Legal Desc: **1210LK**
 Zoning: **R-CG**

Remarks

Pub Rmks: **Beautifully Updated Bungalow with Registered Secondary Suite. This spacious and updated five-bedroom total bungalow is the one you've been waiting for! Nestled**

on a quiet street, it features a private yard with high-quality concrete pathways, perfect for outdoor enjoyment. A standout feature of this home is the Calgary Registered Secondary Suite (Sticker #1558)—ideal as a mortgage helper or a comfortable space for friends and family. The main floor has been freshly painted in a neutral off-white designer palette, complementing the tasteful laminate flooring in the living room and hardwood in all upper bedrooms. The basement has been remodeled within the past two years and offers versatility—it can remain as a separate suite or be easily converted back to a single-family living space. A double detached garage provides ample parking, and from the living room, you'll enjoy a lovely view of Canada Olympic Park. Ideally situated close to schools, parks, an outdoor pool, and public transportation, this home is a rare find. Don't miss out on this fantastic opportunity!

Inclusions:

Property Listed By:

Basement: Stove, Hoodfan, Refrigerator
Property Solutions Real Estate Group Inc.

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











