

# \$700,000 - 256 Silvercreek Way Nw, Calgary

MLS® #A2216119

**\$700,000**

4 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.15 Acres

Silver Springs, Calgary, Alberta

Welcome to this large 1720 sq ft well loved 4 bedroom home with a big 6479 sq ft lot on a quiet street with mature trees in the heart of Silver Springs rocking a 10/10 location near Silvercreek Park that connects to Bowmont Park/ the Bow River, walking/biking paths, Crowchild Twin Arena, schools and Crowfoot Crossing shopping centre. The main level greets you with a large natural sunlight filled living room that flows seamlessly into the dining room & kitchen with a sink bay window providing a view of the beautifully maintained and PRIVATE BACKYARD. Adjacent to the kitchen is half bathroom, a bedroom (currently being used as an office), laundry and a second living room with a wood burning fireplace feature and sliding patio doors into the large sunny backyard with mature trees/landscaping and an oversized 23'3" x 21'4" Garage that also has attic storage built in. Or if you're looking to beat the heat inside this summer, then you're covered as this home also has CENTRAL AIR CONDITIONING! Upstairs you will find three more good sized bedrooms and 2 bathrooms including the primary bedroom that is large enough to easily fit a king sized bed, has a 2 piece ensuite bathroom and a walk-in closet. The upstairs full bathroom is conveniently located across from the 3rd & 4th bedrooms. The fully developed basement features a large family room that is perfect for an exercise space, movie nights, entertaining or hobbies and an incredible amount of storage space including an insulated built in



cold room. The mechanical in this home is excellent with an updated high efficiency furnace, newer hot water tank, central vac, water softener and a filtered drinking water system. The property has a prime location, an amazing lot/ backyard and it's been well loved by this family for many years. It's refreshing to see a large home on such a perfect lot in Silver Springs that has so much to offer at this price point!

Built in 1975

### **Essential Information**

MLS® #	A2216119
Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,721
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	256 Silvercreek Way Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4H5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Central Vacuum, No Smoking Home, Open Floorplan, Storage  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Softener  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed May 2nd, 2025  
Days on Market 10  
Zoning R-CG

## Listing Details

Listing Office Grassroots Realty Group

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.