



GRASSROOTS
REALTY GROUP

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387 Silvergrove Drive NW
Calgary, Alberta

MLS # A2229640



\$759,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,854 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

WOW!! This beautifully maintained home offers nearly 2,500 sq ft with 5 bedrooms, 3 full bathrooms, and 3 distinct living areas—ideal for families or multigenerational living. Major upgrades include triple-pane windows and new doors (2022–2023), high-efficiency furnace & water heater (2021), central A/C (2023), LED lighting (2021), new paint throughout, & low-flow toilets (2024). The main floor features hardwood floors throughout 3 levels, a bright living/dining area, and a functional kitchen with granite counters, bay window, and backyard access. A few steps down, enjoy a spacious family room with wood burning fireplace, fourth bedroom, full bath, and separate enclosed laundry space—great for guests, teens, or a private office. Upstairs features a generous primary bedroom with walk-in closet & ensuite. Two more bedrooms and a 4-piece bath. The FULLY RENOVATED basement (2023) adds a fifth bedroom, dry bar with mini fridge, large rec room, and ample storage. Set on a private, south-facing back yard also includes a glass-enclosed patio, stone terrace, mature trees, a fenced yard, oversized double garage with extended extra parking pad. Walking distance to schools, shopping, church and public transportation. Book your showing today!