



**308 Silvergrove Drive NW
Calgary, Alberta**

MLS # A2291077



\$1,250,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,051 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: TV brackets

STYLE + FUNCTION! Super rare in Silver Springs - a FULLY renovated 2-storey layout 3,200 square feet of total living space and a huge grassy backyard! This is the dream family home!! Lovingly upgraded from top to bottom, inside & out, this professionally renovated stunner is ready for its next chapter. If you have been dreaming of long summer nights with the kids on the trampoline, food on the grill and the dogs running around the yard, this is the property for you! Inside the home, the layout has been fully reimaged for the modern lifestyle with an enormous kitchen ready for any party, living room with custom floor-to-ceiling fireplace and extra long dining room for those extended family gatherings. A bright office is tucked away for those work-from-home days, the powder room is nicely out of sight and a gorgeous mud/laundry room was added to this home making real life better every single day. Storage abounds in this home, from the custom cabinetry at the front entrance to the tower pantry in the kitchen, linen closet upstairs and a well-designed mechanical room. The upper floor has three bedrooms including the beautifully designed primary suite with walk-in closet and full ensuite with a die-to-for shower, stand-alone tub, double sinks & in-floor heat! Fall in love with the custom mountain-themed mural in the kids bedroom and enjoy an impeccably designed full bathroom. The lower level has a 4th bedroom, stylish bathroom with stall shower, media area and huge play area for the kids! Thoughtful extras like epoxy floor in the mechanical room, R40 attic insulation, decorative ceiling beam added on main level, built-in speakers, blackout blinds in bedrooms & new central AC. MOVE IN TODAY with no work left to be done - long-lasting hardie & brick siding, all new windows, new hot water tank, new electrical panel, new plumbing, new wiring, virtually all new drywall & wall

insulation throughout. Silver Springs has long been known as a desirable NW community, with access to Bowmont Park & the Bow River, schools right in the neighbourhood, mature trees and the botanical gardens, Crowfoot LRT in walking distance and an easy drive downtown, to YYC Airport or to the mountains! OPEN HOUSES CANCELLED