



GRASSROOTS
REALTY GROUP

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506 Silvergrove Drive NW
Calgary, Alberta

MLS # A2142896



\$750,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,841 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Linoleum, Tile
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Brick, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: N/A

Welcome to 506 Silvergrove Drive NW, right in the heart of Silver Springs, and across from the W.O. Mitchell school. If you know Silver Springs, you know how close the endless outdoor paths connecting to Bowness Park and Bowmont Park in the Bow River Valley are. Bordering the Crowchild corridor, access to downtown, the University, Stoney Trail, and everything west of the city is ultra-convenient. This home is an absolute gem of a find and has been meticulously cared for and maintained, it just feels right when you walk in. A traditional plan on the main features a large living room with west-facing windows and a fantastic dining room for the whole family that leads to the kitchen which has been updated over the years and overlooks the family room with its wood-burning fireplace. The main floor laundry room has built-in cabinets and a sink which also serves as a mud room for tucking away boots, jackets, mitts, etc. This is adjacent to a 2-piece bathroom and accesses the attached two-vehicle garage which is fully insulated and heated. Finishing off the main floor is a separate office/den complete with built-in shelving. The upstairs features 3 bedrooms, including the primary, which has a 4 piece ensuite. There is also a 4-piece main bath as well. The basement is fully developed and includes another 3-piece bath. Outside, this home shines. The oversized reverse pie lot is to die for. Tastefully landscaped with trees, flowering shrubs, flower beds, and garden space including a raspberry patch, there is a large back and side yard providing tons of space for the kids to play. There is also a large garden shed for all your outdoor gear to keep it out of the garage. Add to all of this a long list of recent upgrades, and this home is going to make its next family extremely happy. For more details, the list of upgrades, and our 360 virtual tour, click the links below.

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