



**320 Silvergrove Place NW  
Calgary, Alberta**

**MLS # A2159937**



**\$839,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,944 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn, Landscaped, Rectang		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Separate Entrance, Storage		

**Inclusions:** Pool table, Garden shed, Piano, Basement TV Stand

Welcome to this beautifully crafted home, nestled on a great street within a family-friendly neighborhood, where every detail has been thoughtfully designed for comfort and style. This home exudes warmth and elegance from the moment you step inside, with hardwood flooring flowing seamlessly throughout the main level, adding a touch of timeless charm. The spacious living room is a true highlight, bathed in natural light from the large windows that frame picturesque views of the front yard. This inviting space is perfect for family gatherings, quiet evenings, or simply enjoying the serene views. The heart of the home is the kitchen, featuring ceiling-height cabinetry offering ample storage, combining functionality with elegance. Adjacent to the kitchen is the cozy eating nook, a versatile space that is open to both the kitchen and family room. This area includes a convenient desk, perfect for managing household tasks or assisting with homework. The family room is a welcoming retreat, centered around a gas fireplace with a classic mantle that exudes warmth and comfort. This room effortlessly extends to the large patio and backyard, creating a seamless indoor-outdoor living experience. The backyard itself is a private oasis, fully fenced and shaded by mature trees, offering a tranquil green space for relaxation and play. A storage shed provides practical space for gardening tools or outdoor equipment. Venture upstairs to find the primary bedroom, a spacious sanctuary featuring a ceiling fan for comfort and a private 3-piece ensuite with a standalone shower. The upper level also includes three additional generously-sized bedrooms. A well-appointed 4-piece bathroom with a heated back spa tub boasting extensive upgraded features serves these bedrooms. Convenience is key in this home, with a main level laundry room that makes everyday chores a breeze.

The basement offers even more space for living and entertaining, with a large recreation room that can be tailored to suit your lifestyle, whether it's a home gym, game room, or hobby space. Furthermore, a spacious secondary family room in the basement provides extra room for relaxation or entertainment. A den and 4pc bathroom complete this lower level! Additional features of this home include solar panels, maximizing savings for your family and a rubber-paved driveway offering both durability and aesthetic appeal. Pride of ownership is seen throughout this wonderful residence!