



**364 Silvergrove Place NW
Calgary, Alberta**

MLS # A2161243



\$839,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,306 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Open Floorplan, Quartz Counters		

Inclusions: N/A

OPEN HOUSE, SAT, SEPT 14 @ 2:30PM-4:00PM | Welcome to this meticulously updated 4-level split home in the highly desirable Silver Springs community, where modern amenities and classic charm come together to create a truly inviting residence. The exterior of the home has been enhanced with new Hardi siding and natural stone accents (2021), a new concrete driveway (2021), and a stylish concrete curb (2023), ensuring both durability and curb appeal. The double attached garage features a new concrete floor (2021) and ample storage space. Step inside to discover an open-concept main floor, highlighted by sleek vinyl plank flooring that seamlessly flows through the spacious family room and dining area. The gourmet kitchen is a standout feature, showcasing quartz countertops, a functional island, refinished cabinetry, and stainless steel appliances. On the upper level, the master bedroom offers hardwood flooring, double closets, and a luxurious 4-piece ensuite with an updated vanity and a private deck, with a slight view of the mountains, for your relaxation. Two additional bedrooms, also with hardwood flooring, share a beautifully updated 4-piece hall bath. The lower level of the home is designed for both comfort and convenience, featuring a large family room with a cozy wood insert fireplace, an additional bedroom, a 3-piece bathroom, and a laundry room with direct access to the garage and a second entrance to the backyard. The basement, while unfinished, provides ample storage space and potential for future recreational use. Additional updates include a new dishwasher (2023), a water filter on the kitchen sink, new windows on the upper two levels, a furnace and hot water tank both from 2010, and a central vacuum system installed in 2015. The backyard is an oasis of relaxation, featuring Trex decking, an exposed aggregate patio, and being plumbed

and wired for a hot tub, making it perfect for outdoor enjoyment. This home combines thoughtful design with quality updates, offering a comfortable and functional living experience in the vibrant and friendly community of Silver Springs. Don't miss the opportunity to make this gem your own!