



263 Silvergrove Place NW
Calgary, Alberta

MLS # A2312614



\$997,500

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,816 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Oversi		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Bookcases, Breakfast Bar, Closet Organizers, Recessed Lighting, Stone Counters, Vinyl Windows		

Inclusions: Electric Fireplace in Basement, Shed, Curtain Rods, Attached Garage Shelving, Garage Hook System, and TV Mount in Family Room.

A Rare Retreat: Crafted for Comfort, Built to Last. Welcome to a home where meticulous upgrades meet timeless design; a residence that rewards discerning buyers seeking quality over compromise. The Heart of the Home: The custom kitchen anchors the main floor with waterfall natural quartzite countertops, silgranite prep and main sinks, and cabinetry built specifically for this home. New appliances and a focus on storage make this kitchen beautiful and practical. Every surface invites both serious cooking and effortless entertaining. Throughout the home, carefully selected finishes create visual flow: luxury vinyl plank flooring through the main floor, carpet in restful spaces, and ceramic tile where durability matters most. All-new lighting, including recessed pot lights, illuminates every room with a clean, modern glow. Every room of this home has been thoughtfully renovated. From the powder and laundry rooms to the two full baths upstairs, attention to details and finishes really show. The quartzite countertops and custom cabinetry continue in the baths, and thoughtfully selected tile make these spaces unique and relaxing. Comfort Engineered In: Climate control has been thoughtfully modernized. Triple-pane, ENERGY STAR®-certified windows and doors by Lux wrap the home in quiet efficiency, while a wirelessly controlled thermostat, and central air conditioning keep things comfortable. The furnace and vents have been regularly cleaned and maintained, ensuring peace of mind from day one. Descend to the sound-attenuated TV room in the basement—an ideal cinema or gaming retreat, insulated from the activity above. There is also a bedroom, rec room, and lots of storage space in the basement so you can really make this home work for you. Outdoor Living, Reimagined: Step outside to a fully rebuilt pergola and Timbertech deck; every

post repaired, frame replaced, railings and stairs new. The adjoining balcony structure has been entirely redone and re-waterproofed and is ready for years of carefree use. The professionally maintained landscape includes fruit-bearing shrubs, mature trees tended by a certified arborist, and a purpose-built dog run with proper drainage and landscaping fabric. A two-year-old fence provides privacy and security. The oversized double attached garage is perfect for a workshop, parking, and sports equipment and motorcycle storage.

Structural Integrity & Smart Details: The home's original brick has been inspected and preserved; all stucco was examined, repaired, and professionally painted. Sun tubes have been resealed, and new bathroom exhaust fans were installed where none previously existed. Custom interior railings echo the home's bespoke character. A Ring doorbell at the door is ready to integrate with your smart-home setup. This is a home improved with intention, where every upgrade serves longevity, efficiency, and everyday livability. A true turnkey opportunity for buyers who recognize the value of work done right.