GRASSROOTS REALTY GROUP

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364 Silvergrove Place NW
Calgary, Alberta

MLS # A2317836

$825,000

Division:	Silver Springs		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,313 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached, Insulated, Oversized, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage		
Inclusions:	N/A		

Find yourself in a home that balances thoughtful updates, generous living spaces and an outdoor setting designed for making memories. Set on a corner lot in the established community of Silver Springs, this meticulously maintained 4-level split showcases Hardie Board siding accented by stone details, creating lasting curb appeal from the moment you arrive. Sleek vinyl plank flooring and a neutral colour palette establish a warm, contemporary atmosphere throughout the main level where an open-concept layout encourages easy interaction between everyday activities and special occasions. Gather with family & friends in the inviting living room as oversized windows draw in natural light and frame mature treed views. Culinary creativity comes naturally in the beautifully updated kitchen where quartz countertops, stainless steel appliances, refinished cabinetry and a centre island provide both style and functionality. Family meals feel connected in the adjacent dining area where patio doors extend daily living outdoors with ease. Retreat upstairs to 3 bedrooms finished with hardwood flooring for timeless appeal and easy maintenance. Unwind in the spacious primary suite where dual closets simplify organization while an updated 4-piece ensuite enhances everyday comfort. Morning coffee feels especially inviting on the private balcony overlooking the backyard. Another renovated 4-piece bathroom serves the remaining bedrooms on this level. Movie nights and game days find their perfect setting in the lower family room where a wood-burning fireplace with insert adds warmth beneath chalet-inspired wood ceiling panels. Flexibility continues with a 4th bedroom, an updated 3-piece bathroom, a dedicated laundry room, direct access to the garage and a separate walk-up entrance to the backyard. Future plans remain possible in the partially finished

basement where abundant storage space accompanies room for additional development. Summer entertaining reaches another level outdoors thanks to Trex decking, a huge exposed aggregate patio and a backyard already plumbed and wired for a future hot tub. Long evenings around the firepit invite conversation under the stars while a grassy area accommodates both children and pets. Extra parking options remain available with RV parking accessible from the rear lane. Recent improvements further enhance peace of mind and value, including a new concrete driveway and garage floor completed in 2021, decorative concrete curbing added in 2023, a new dishwasher in 2023, updated upper-level windows, a kitchen water filtration system and a central vacuum system. An oversized insulated & drywalled double attached garage adds year-round convenience for vehicles, storage and hobbies. Everyday life becomes even more enjoyable with schools, parks and transit within walking distance, while Sarcee Park, Bowmont Natural Environment Park, the community pool, skating rink, soccer facilities and Crowfoot's extensive shopping, dining & services are all just minutes away.

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