



GRASSROOTS
REALTY GROUP

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476 Silvergrove Gardens NW
Calgary, Alberta

MLS # A2321403



\$1,099,555

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	Age:	1987 (39 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Pie Sha		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot Tub, BBQ, Trampoline

Tucked away on a quiet cul-de-sac in the prestigious estates of Silver Springs, this is a RARE opportunity to own an incredible PIE-SHAPED with space, privacy, and endless flexibility for family living. Extensively updated with brand new vinyl windows (2025) throughout, full poly-b remediation (2026), and fresh paint, this home has maintained its high-end timeless character while being truly move-in ready to settle into! Step inside to a stunning VAULTED great room and formal dining area, anchored by a grand central staircase that leads to a highly sought-after FOUR-BEDROOM UPPER LEVEL. Three good sized secondary bedrooms and a full bath perfect for the whole family. The spacious primary retreat features a luxurious ENSUITE (complete with heated floors), walk-in closet, and private BALCONY overlooking the backyard. A versatile main floor flex room offers the perfect space for a home office, den, playroom, or main floor bedroom for multi-generational families and aging-in-place. Designed with everyday function in mind, the MAIN FLOOR LAUNDRY and back entry create the ideal drop zone to keep life organized and contained. REAL HARDWOOD flooring runs throughout the home, while thoughtful extras including CENTRAL AIR CONDITIONING, dual hot water tanks, and a cold storage room with wine cellar potential add even more value. The fully developed basement includes two additional bedrooms and a full bathroom, offering plenty of room for guests, teens, or a growing family. Outside, the massive private backyard delivers exceptional versatility with room to garden, host summer BBQs, relax in the hot tub, park your RV, or simply enjoy the expansive wood deck with sleek glass railing and mature tree setting (complete with an abundant sour cherry tree!) Double garage and large driveway means everyone can park with ease. Lovingly

maintained by its current family, this bright and exceptional home is ready for its next chapter.