



**263 Silvergrove Place NW**  
**Calgary, Alberta**

**MLS # A2321785**



**\$925,000**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Solar Tube(s), Stone Counters, Vinyl Windows

**Inclusions:** Electric fireplace in basement, Shed, Curtain Rods, Attached garage shelving, Garage hook system, TV mount in family room

Great new price. Home shows 10/10. Even better than the photos! Custom kitchen with natural quartzite counters, silgranite main and prep sinks, cabinet pantries, loads of counter space, all new appliances. Renovated bathrooms with quartzite counters, custom tile, and proper venting. Future basement bathroom materials matching the existing baths will be left for the new owners. Central air conditioning. New walnut luxury vinyl plank flooring through the main floor. New custom designed railings. All new lighting throughout including potlights. Wood burning fireplace in family room. New laundry room. New Lux triple pane windows and new exterior doors throughout. Roof is less than 10 years old and solar tubes have been inspected a resealed. New electrical panel. New fence, pergola, timbertech decking, new deck structure, railing, and stairs. Balcony restructured and waterproofed. Yard recently expanded to increase usable area. Dog run with proper drainage and landscaping paper. Trees maintained by professional arbourist. Oversized insulated double garage with new overhead doors and motors. Room for 2 vehicles with additional workshop and storage space. This home has been renovated to the highest standard.