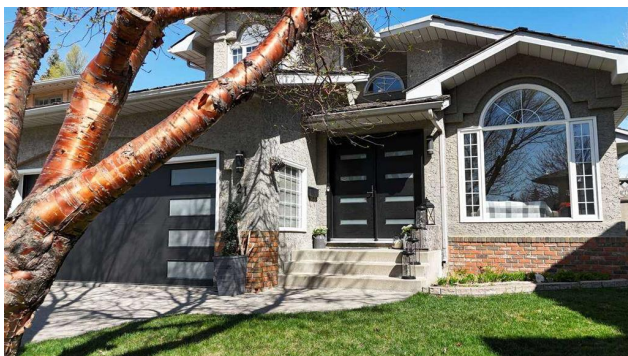


21 SILVERSTONE Mews, Calgary T3B 5K8

MLS® #: **A2118601** Area: **Silver Springs** Listing Date: **03/28/24** List Price: **\$875,000**
 Status: **Active** County: **Calgary** Change: **-\$9k, 17-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
 Lot Information
 Lot Sz Ar: **6,318 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,123**
 Low Sqft:
 Ttl Sqft: **2,123**

DOM

52
 Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Cul-De-Sac,Dog Run Fenced In,Fruit Trees/Shrub(s),No Neighbours Behind,Landscaped,Many Trees,Street Lighting,Pie Shaped Lot,Private Double Garage Attached,Off Street,Parking Pad

Park Feat:

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Gas Grill,Private Entrance,Storage**

Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Garburator,Gas Water Heater,Humidifier,Oven,Refrigerator,Washer,Water Softener**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Natural Woodwork,No Smoking Home,Open Floorplan,Recessed Lighting,Recreation Facilities,Skylight(s),Soaking Tub,Storage,Sump Pump(s),Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5'9" x 4'7"
Dining Room	Main	13'5" x 14'4"
Foyer	Main	7'5" x 8'0"
Laundry	Main	10'9" x 5'5"
Office	Main	11'3" x 8'1"
4pc Ensuite bath	Upper	8'11" x 8'10"
Bedroom	Upper	10'10" x 9'6"
2pc Bathroom	Basement	4'4" x 5'10"
Bedroom	Basement	11'1" x 13'10"

Room	Level	Dimensions
Breakfast Nook	Main	10'2" x 13'4"
Family Room	Main	11'8" x 15'10"
Kitchen	Main	10'3" x 13'4"
Living Room	Main	16'9" x 15'1"
4pc Bathroom	Upper	9'0" x 4'11"
Bedroom	Upper	11'4" x 12'0"
Bedroom - Primary	Upper	18'11" x 13'3"
3pc Ensuite bath	Basement	7'5" x 6'6"
Game Room	Basement	29'8" x 24'9"

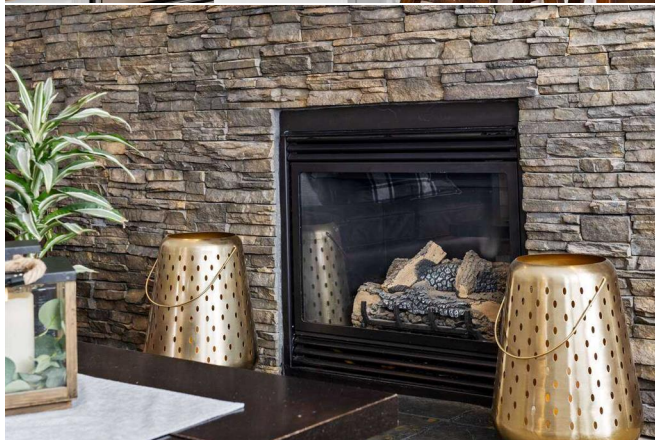
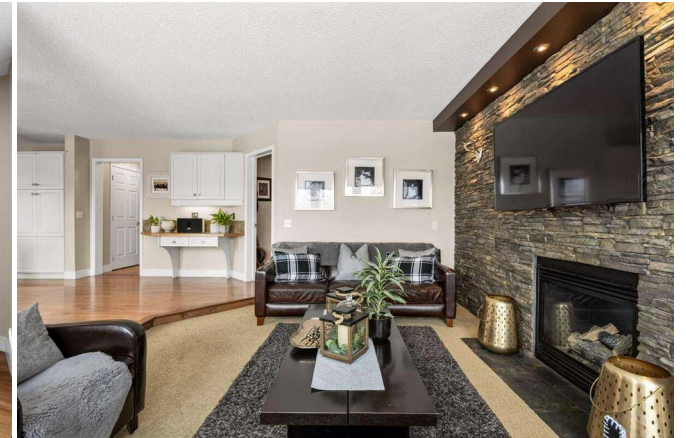
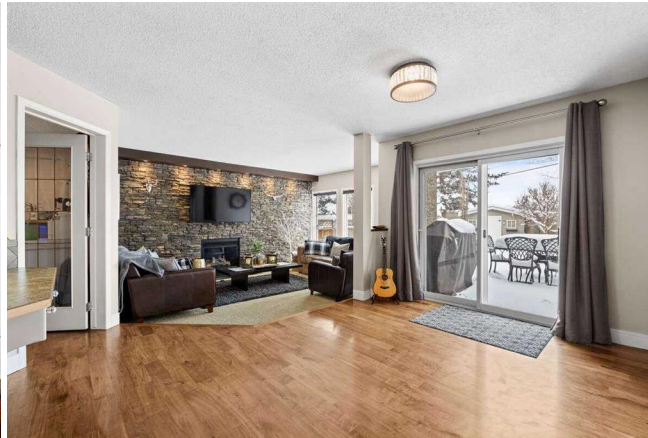
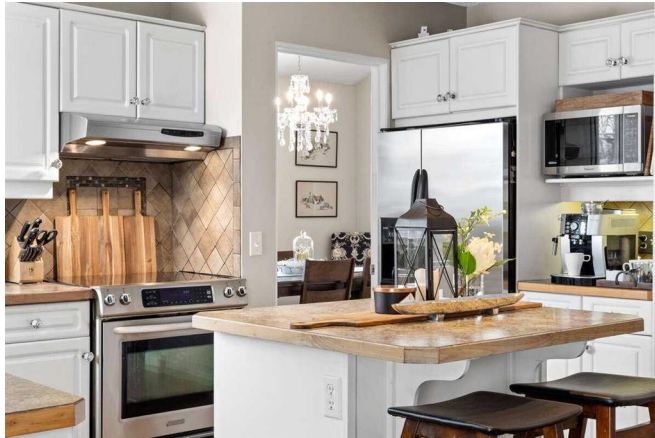
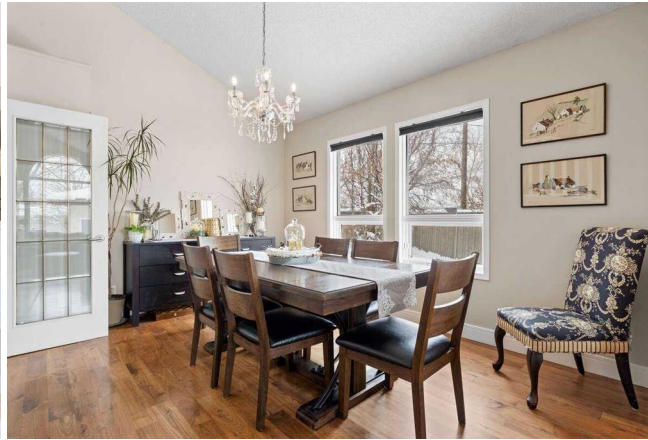
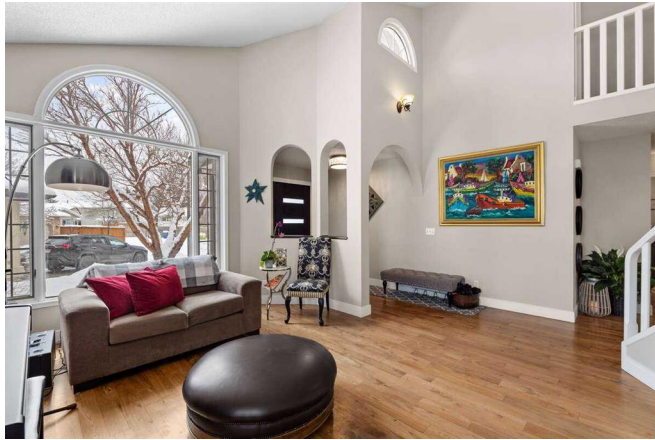
Storage	Basement	3`3" x 8`7"	Furnace/Utility Room Legal/Tax/Financial	Basement	10`9" x 16`4"
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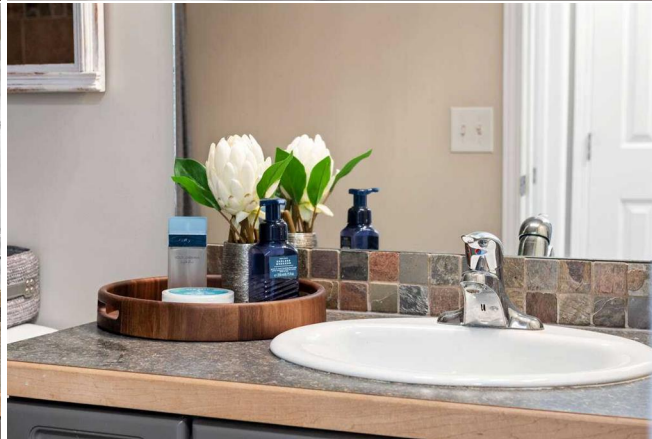
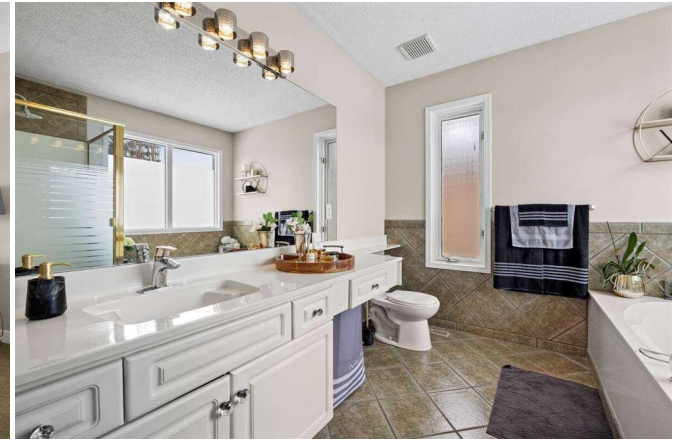
Title: Fee Simple Legal Desc:		Zoning: R-C1			
	8911141			Remarks	

Pub Rmks:	<p>For additional information, please click on Brochure button below. Welcome to this exceptional family home, great flow and endless enjoyment. Situated in the heart of Silversprings NW, this vibrant community offers a 15min walk down to the Bow River, a 3min walk to an off-leash dog park, the beautiful community maintained botanical garden/birthplace, with all it's gorgeous trees and proximity to top-tier schools, making it an ideal setting for families seeking both convenience and adventure. Nestled in a private cul-de-sac, 21 Silverstone Mews provides a place for kids to ride their bikes, play ball, or shoot some hoops in a safe and welcoming environment. As you enter through the grand custom double doors, a sense of warmth and belonging envelops you, signaling that you've arrived home. Over 3000 sq ft of finished space this home has a seamless flow, inviting gatherings and treasured moments with loved ones. Upstairs, you will find a primary bedroom with its own ensuite for unwinding after a day's stroll. Two additional bedrooms, each with walk-in closets, offer personalized comfort, perfect for the kids. A shared washroom ensures convenience for all. Boasting with natural sunlight this home has two lounges and a separate dining room, setting the scene for cozy evenings and lively gatherings. Plus, a separate study provides an ideal space for a home office. Outside, the large backyard invites family and friends to gather for BBQs or even a soak in the hot tub. Downstairs, is a large (1100 sq ft) professionally finished basement which includes its own guest bedroom with a walk-in closet, ensuite washroom featuring underfloor heating. The basement also includes a large multi-functional area currently used for another office, lego station, yoga area, separate spinning, rowing and an EPIC theatre wired for surround sound and has built-in units with a cozy fireplace! Also has a large store room housing the furnace and mechanicals. This remarkable family home is truly a rare gem!</p>				
Inclusions: Property Listed By:	<p>Hot tub Easy List Realty</p>				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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