



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**320 SILVERGROVE Place, Calgary T3B 4T6**

MLS® #: **A2159937**      Area: **Silver Springs**      Listing Date: **08/23/24**      List Price: **\$839,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **7,244 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,944**  
 Low Sqft:  
 Ttl Sqft: **1,944**

DOM

**26**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`4" x 13`7"	Dining Room	Main	13`1" x 11`5"
Kitchen	Main	10`11" x 10`3"	Nook	Main	9`3" x 8`4"
Family Room	Main	14`0" x 13`3"	Bedroom - Primary	Upper	12`0" x 12`0"
Bedroom	Upper	10`5" x 9`7"	Bedroom	Upper	10`11" x 9`1"
Bedroom	Upper	11`6" x 9`1"	Game Room	Lower	21`11" x 12`2"
Den	Lower	13`4" x 9`1"	Family Room	Lower	18`9" x 12`9"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

4pc Bathroom

Lower

0`0" x 0`0"

3pc Ensuite bath  
Legal/Tax/Financial

Upper

0`0" x 0`0"

Title:  
**Fee Simple**  
Legal Desc:

7611080

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to this beautifully crafted home, nestled on a great street within a family-friendly neighborhood, where every detail has been thoughtfully designed for comfort and style. This home exudes warmth and elegance from the moment you step inside, with hardwood flooring flowing seamlessly throughout the main level, adding a touch of timeless charm. The spacious living room is a true highlight, bathed in natural light from the large windows that frame picturesque views of the front yard. This inviting space is perfect for family gatherings, quiet evenings, or simply enjoying the serene views. The heart of the home is the kitchen, featuring ceiling-height cabinetry offering ample storage, combining functionality with elegance. Adjacent to the kitchen is the cozy eating nook, a versatile space that is open to both the kitchen and family room. This area includes a convenient desk, perfect for managing household tasks or assisting with homework. The family room is a welcoming retreat, centered around a gas fireplace with a classic mantle that exudes warmth and comfort. This room effortlessly extends to the large patio and backyard, creating a seamless indoor-outdoor living experience. The backyard itself is a private oasis, fully fenced and shaded by mature trees, offering a tranquil green space for relaxation and play. A storage shed provides practical space for gardening tools or outdoor equipment. Venture upstairs to find the primary bedroom, a spacious sanctuary featuring a ceiling fan for comfort and a private 3-piece ensuite with a standalone shower. The upper level also includes three additional generously-sized bedrooms. A well-appointed 4-piece bathroom with a heated back spa tub boasting extensive upgraded features serves these bedrooms. Convenience is key in this home, with a main level laundry room that makes everyday chores a breeze. The basement offers even more space for living and entertaining, with a large recreation room that can be tailored to suit your lifestyle, whether it's a home gym, game room, or hobby space. Furthermore, a spacious secondary family room in the basement provides extra room for relaxation or entertainment. A den and 4pc bathroom complete this lower level! Additional features of this home include solar panels, maximizing savings for your family and a rubber-paved driveway offering both durability and aesthetic appeal. Pride of ownership is seen throughout this wonderful residence!**

Inclusions:  
Property Listed By:

**Pool table, Garden shed, Piano, Basement TV Stand  
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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









