



THE A-TEAM

RE/MAX FIRST

364 SILVERGROVE Place, Calgary T3B 4T6

MLS®#: A2161243 Area: Silver Springs Listing Date: 08/30/24 List Price: \$839,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1977
Finished Floor Area: 1,305
Lot Information: Lot Sz Ar: 6,469 sqft, Ttl Sqft: 1,305

DOM

74
Layout: 4 (3 1)
Beds: 3.0 (3 0)
Style: 4 Level Split

Parking

Ttl Park: 4
Garage Sz: 2

Access: Back Lane, Back Yard, Corner Lot, Rectangular Lot
Lot Feat: Double Garage Attached, Driveway, Front Drive, Garage Door Opener
Park Feat:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Balcony, Private Yard
Construction: Wood Frame
Flooring: Carpet, Hardwood, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Int Feat: Breakfast Bar, Central Vacuum, Open Floorplan, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Laundry, Game Room, Bedroom, 4pc Ensuite bath, Dining Room, Family Room, Storage, Bedroom - Primary, Bedroom, 4pc Bathroom, 3pc Bathroom.

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **7611080**

Remarks

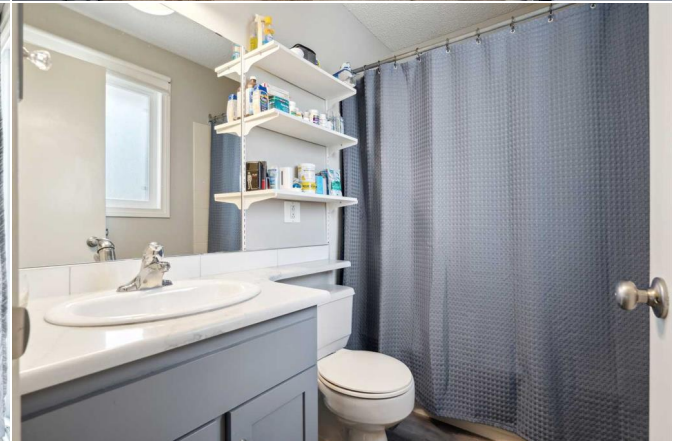
Pub Rmks: **OPEN HOUSE, SAT, SEPT 14 @ 2:30PM-4:00PM | Welcome to this meticulously updated 4-level split home in the highly desirable Silver Springs community, where modern amenities and classic charm come together to create a truly inviting residence. The exterior of the home has been enhanced with new Hardi siding and natural stone accents (2021), a new concrete driveway (2021), and a stylish concrete curb (2023), ensuring both durability and curb appeal. The double attached garage features a new concrete floor (2021) and ample storage space. Step inside to discover an open-concept main floor, highlighted by sleek vinyl plank flooring that seamlessly flows through the spacious family room and dining area. The gourmet kitchen is a standout feature, showcasing quartz countertops, a functional island, refinished cabinetry, and stainless steel appliances. On the upper level, the master bedroom offers hardwood flooring, double closets, and a luxurious 4-piece ensuite with an updated vanity and a private deck, with a slight view of the mountains, for your relaxation. Two additional bedrooms, also with hardwood flooring, share a beautifully updated 4-piece hall bath. The lower level of the home is designed for both comfort and convenience, featuring a large family room with a cozy wood insert fireplace, an additional bedroom, a 3-piece bathroom, and a laundry room with direct access to the garage and a second entrance to the backyard. The basement, while unfinished, provides ample storage space and potential for future recreational use. Additional updates include a new dishwasher (2023), a water filter on the kitchen sink, new windows on the upper two levels, a furnace and hot water tank both from 2010, and a central vacuum system installed in 2015. The backyard is an oasis of relaxation, featuring Trex decking, an exposed aggregate patio, and being plumbed and wired for a hot tub, making it perfect for outdoor enjoyment. This home combines thoughtful design with quality updates, offering a comfortable and functional living experience in the vibrant and friendly community of Silver Springs. Don't miss the opportunity to make this gem your own!**

Inclusions: **N/A**
 Property Listed By: **Coldwell Banker Mountain Central**

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











364 Silvergrove Pl NW, OR 97204

Main	62716 sq./ft/ 58.26 m ²
Upper	676.38 sq./ft/ 62.02 m ²
RMS Area	1,205.54 sq./ft/ 111.28 m ²
Lower	578.66 sq./ft/ 53.76 m ²
Basement	562.88 sq./ft/ 52.29 m ²
Total	2,447.08 sq./ft/ 227.33 m ²

REC ROOM 10' x 10' 0"

STORAGE 8' x 11' 0"

FAMILY ROOM 10' x 11' 0"

ALDEN 10' x 11' 0"

REC ROOM 10' x 10' 0"

BEDROOM 4 10' x 11' 0"

BEDROOM 3 10' x 11' 0"

BEDROOM 2 10' x 11' 0"

BEDROOM 1 10' x 11' 0"

LIVING ROOM 10' x 11' 0"

DINING 10' x 11' 0"

KITCHEN 10' x 11' 0"

PRIMARY 10' x 11' 0"

BALCONY 10' x 11' 0"

MAIN/UPPER

BASEMENT/LOWER

GARAGE 10' x 11' 0"