



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**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1977**  
Lot Information  
 Lot Sz Ar: **6,469 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,305**  
 Low Sqft:  
 Ttl Sqft: **1,305**

DOM

**82**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

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

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

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 12`9"</b>
<b>Laundry</b>	<b>Lower</b>	<b>9`0" x 5`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>28`7" x 19`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 9`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`7" x 8`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`5" x 8`11"</b>
<b>Family Room</b>	<b>Lower</b>	<b>19`8" x 14`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>9`2" x 6`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`3" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>3pc Bathroom</b>	<b>Lower</b>	

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**

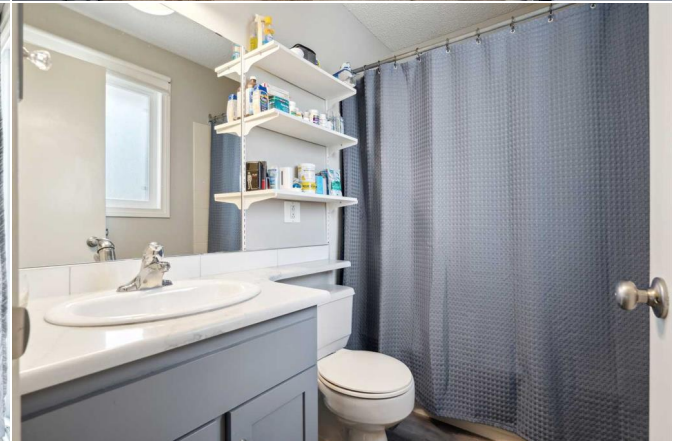
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







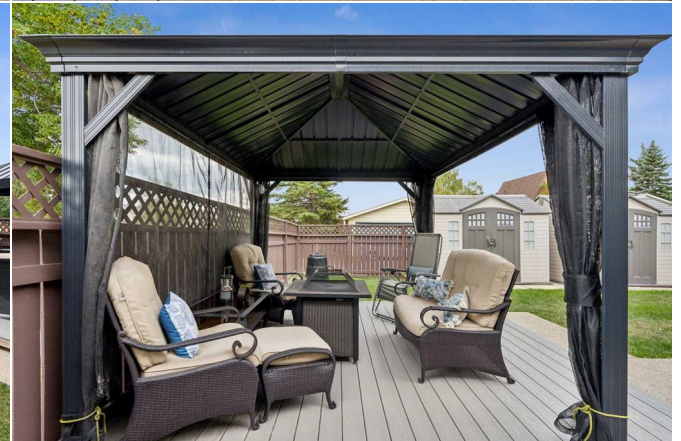












364 Silvergrove Pl NW, OR 97204

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

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"