



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

19
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 | Room | Level | Dimensions |
|-------------------------|-----------------|----------------------|--------------------------|-----------------|-----------------------|
| Kitchen | Main | 13`5" x 10`2" | Dining Room | Main | 14`5" x 8`11" |
| Living Room | Main | 15`0" x 12`9" | Family Room | Lower | 19`8" x 14`10" |
| Laundry | Lower | 9`0" x 5`0" | Storage | Basement | 9`2" x 6`11" |
| Game Room | Basement | 28`7" x 19`4" | Bedroom - Primary | Upper | 13`5" x 12`5" |
| Bedroom | Upper | 11`7" x 9`11" | Bedroom | Upper | 12`3" x 9`11" |
| Bedroom | Lower | 10`7" x 8`9" | 4pc Bathroom | Upper | |
| 4pc Ensuite bath | Upper | | 3pc Bathroom | Lower | |

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

Remarks

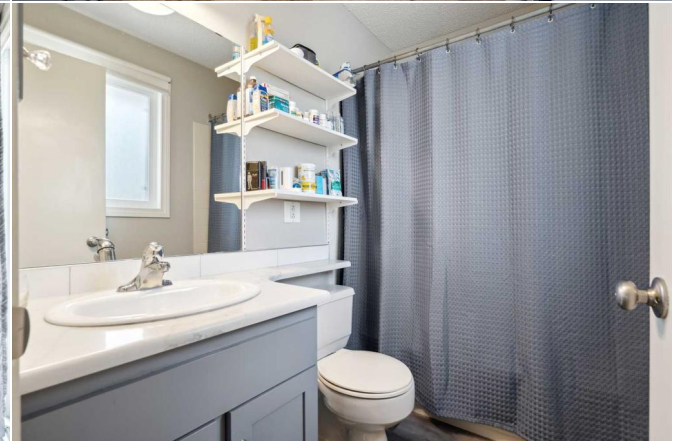
Pub Rmks: **OPEN HOUSE, SAT, SEPT 14 @ 2:30PM-4:00PM | Welcome to this meticulously updated 4-level split home in the highly desirable Silver Springs community, where modern amenities and classic charm come together to create a truly inviting residence. The exterior of the home has been enhanced with 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**

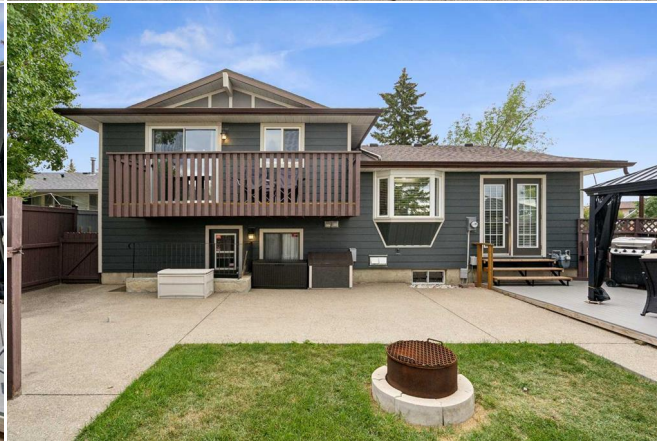
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











364 Silvergrove Pl NW, 08.27.2024

| | |
|----------|--|
| 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"

FAMILY ROOM 10' x 10' 0"

LIVING ROOM 10' x 10' 0"

DINING 10' x 10' 0"

KITCHEN 10' x 10' 0"

BEDROOM 4 10' x 10' 0"

BEDROOM 3 10' x 10' 0"

BEDROOM 2 10' x 10' 0"

BEDROOM 1 10' x 10' 0"

PRIMARY 10' x 10' 0"

BALCONY 10' x 10' 0"

STORAGE 10' x 10' 0"

GARAGE 10' x 10' 0"

BASEMENT/LOWER

MAIN/UPPER