



THE
A-TEAM

**RE/MAX
FIRST**

588 SILVERGROVE Drive, Calgary T3B 3Z5

MLS® #: **A2196659**

Area: **Silver Springs**

Listing Date: **02/28/25**

List Price: **\$848,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**
Lot Information
Lot Sz Ar: **6,820 sqft**
Lot Shape: **62x110**

Finished Floor Area

Abv Sqft: **1,705**
Low Sqft:
Ttl Sqft: **1,705**

DOM

46
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Garage Faces Side,Insulated**

Utilities and Features

Roof: **Asphalt**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Electric Range,Built-In Refrigerator,Dishwasher,Dryer,Washer**
Int Feat: **Built-in Features,Ceiling Fan(s),Kitchen Island,Quartz Counters,Sauna,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	11`9" x 4`7"
Dining Room	Main	19`1" x 10`10"
Laundry	Main	6`2" x 6`0"
3pc Ensuite bath	Second	6`5" x 5`10"
Bedroom	Second	12`8" x 10`5"
Bedroom	Lower	13`0" x 11`0"
Family Room	Lower	20`7" x 17`8"

Room	Level	Dimensions
Living Room	Main	17`6" x 14`1"
Kitchen	Main	16`3" x 12`2"
Bedroom - Primary	Second	16`4" x 14`7"
Bedroom	Second	11`6" x 10`8"
4pc Bathroom	Second	10`0" x 6`6"
3pc Bathroom	Lower	13`0" x 11`0"
Game Room	Basement	20`8" x 8`7"

Flex Space Mud Room	Basement Basement	16`0" x 6`7" 15`4" x 5`0"	Bedroom	Basement	14`4" x 13`3"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: R-CG				
Legal Desc:	7410668	Remarks			
Pub Rmks:	Welcome to this completely renovated spacious family home in the heart of Silver Springs. This 5 bedroom split level house boasts 3350 sq.ft of living space and includes an attached garage, main floor laundry and an enormous sunny deck in the oversized backyard. The brand new white kitchen has quartz countertops and S/S Samsung appliances and all 3 bathrooms are new and neutral. There are new hardwood floors throughout as well as new trim and doors with contemporary black lever handles. Original features include the wood slat feature ceiling in the living room, the wood burning fireplace with red brick surround and the sauna. Enjoy the comfort and convenience of a completely updated home in an established neighborhood with schools, pathways and playgrounds, easy access to Crowchild and Stoney Trails, nearby LRT, and hockey rinks, the community pool and Bowmont Park all within easy reach.				
Inclusions:	Sauna				
Property Listed By:	CIR Realty				

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







GROSS AREA: 588 Silvergrove Drive NW - Calgary
 MAIN LEVEL: 913.17 Sqft, UPPER LEVEL: 791.58 Sqft
 LOWER LEVEL: 745.25 Sqft, BASEMENT: 901.54 Sqft
 GARAGE: 483.75 Sqft
 TOTAL: 2704.75 Sqft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



