

**387 Silvergrove Drive NW**  
**Calgary, Alberta**

**MLS # A2214501**



**\$839,900**

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,854 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your family's next chapter in this beautifully updated home, offering just under 2,500 sq ft of thoughtfully designed living space. Located on a large lot with sunny south backyard and close to everything with plenty of trees and privacy in the summer. With a spacious floorplan including 4 bedrooms, 3 full baths, and a fully renovated basement featuring a dry bar with mini fridge (2023), there's room to grow, relax, and entertain. Major upgrades include new triple-pane windows(2022-2023), front and sliding door (2022-2023), high-efficiency furnace(2021), water heater (2021), A/C (2023), Refrigerator, low flow toilets (2024) stunning hardwood and tile flooring, LED panel and pot lights (2021), and more. Large living room dining room great for family gatherings. Enjoy granite countertops throughout the home. In the kitchen, there are plenty of cabinets, a bay window, and access to a large backyard. On the upper level you will find a spacious primary bedroom with a full ensuite and large walk-in closet. 2 other good-sized bedrooms and 4pc bath complete this level. On 3rd level is a large family room, 4th bedroom and 3pc bath. Basement level is spacious with 5th being used as a home office. Outdoors, you will find a large lot with mature trees, a stone terrace patio, and a glass-enclosed elevated patio-perfect for morning coffee or evening gatherings. An oversized double garage, wide driveway with extra parking pad, and ample street parking complete this move-in ready home, just steps from schools and nestled in a warm, family-friendly neighborhood.