

## 387 Silvergrove Drive NW Calgary, Alberta

**MLS # A2229640**



**\$759,900**

<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:** Shed

WOW!! This beautifully maintained home offers nearly 2,500 sq ft with 5 bedrooms, 3 full bathrooms, and 3 distinct living areas—ideal for families or multigenerational living. Major upgrades include triple-pane windows and new doors (2022&ndash;2023), high-efficiency furnace & water heater (2021), central A/C (2023), LED lighting (2021), new paint throughout, & low-flow toilets (2024). The main floor features hardwood floors throughout 3 levels, a bright living/dining area, and a functional kitchen with granite counters, bay window, and backyard access. A few steps down, enjoy a spacious family room with wood burning fireplace, fourth bedroom, full bath, and separate enclosed laundry space—great for guests, teens, or a private office. Upstairs features a generous primary bedroom with walk-in closet & ensuite. Two more bedrooms and a 4-piece bath. The FULLY RENOVATED basement (2023) adds a fifth bedroom, dry bar with mini fridge, large rec room, and ample storage. Set on a private, south-facing back yard also includes a glass-enclosed patio, stone terrace, mature trees, a fenced yard, oversized double garage with extended extra parking pad. Walking distance to schools, shopping, church and public transportation. Book your showing today!