

## 334C Silvergrove Place NW Calgary, Alberta

**MLS # A2236269**



# \$850,000

<b>Division:</b>	Silver Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,397 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Enclosed, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Treed		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Crown Molding, French Door, High Ceilings, No Smoking Home, Skylight(s), Stone Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Basement Wet Bar Fridge

A Home Like No Other in One of Calgary's Most Sought After Communities &ndash; Welcome to 334 C Silvergrove Place. This exceptional, fully finished 5 bedroom (6 if you need it) walkout home is a rare find, offering the perfect blend of style, function, and location. Thoughtfully designed with an open concept layout, every corner of this property is packed with upscale touches. Step inside the spacious front entry, complete with a walk-in closet, and you'll immediately notice the attention to detail. Like the impressive dining area highlighted by statement lighting and the inviting living room featuring custom built-ins, gas fireplace, and elegant crown moulding. The show stopping kitchen includes full height custom cabinetry, sleek stainless steel appliances, granite countertops, and a breakfast nook ideal for morning coffee unless you prefer the charm of your front porch. The main floor also offers an abundance of storage leading to the mudroom, along with a convenient powder room. Upstairs, the primary suite is a true retreat, featuring a skylight, a dedicated dressing room, and barn doors opening to a spa-like ensuite with dual vanities, granite counters, a soaker tub, separate shower, and a second walk-in closet. Bedrooms 2 and 3 each include unique attached bonus rooms perfect for study areas, playrooms, or hangout spaces. They're the kind of bedrooms you always dreamed of as a kid. The oversized main bathroom offers granite countertops and a vessel sink, and the upper level laundry room adds everyday convenience. The bright, West facing walkout basement is designed for entertaining with a spacious rec room and wet bar. There's two additional large bedrooms (or an ideal office space) and a stylish 4-piece bathroom with granite finish completes the lower level. Step outside to your private backyard featuring a poured concrete patio, hot tub

and rear upper deck, all set against a backdrop of neighbouring mature spruce trees, creating peace and privacy. Additional features include: Central Air Conditioning, Oversized 29-foot heated garage, Quiet cul-de-sac with ample street parking and all just walking distance to schools, transit, parks, and major amenities. Homes like this rarely come available, don't miss your opportunity to make it yours. Book your private showing today!