

**395 Silvergrove Drive NW
Calgary, Alberta****MLS # A2258931****\$825,000**

Division:	Silver Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,787 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Welcome to this beautifully maintained and extensively updated home in the highly sought-after community of Silver Springs! Built in 1983 and offering over 2,800 sq ft of total developed living space (1,787 sq ft above grade + 1,052 sq ft below), this one-and-a-half-storey home combines modern updates with timeless charm. Step inside to a thoughtfully renovated main floor featuring a spacious living room with a cozy gas fireplace, a stylish dining area, and a large mudroom and bathroom. The chef-inspired kitchen is the heart of the home, boasting an oversized 9-foot island with dual sinks, built-in counter-depth refrigerator, stainless steel appliances, and plenty of prep and storage space—perfect for entertaining family and friends. Upstairs, you’ll find two fully renovated bathrooms, both with in-floor heating for year-round comfort. The primary suite and additional bedrooms are bright and inviting, with all new windows throughout the home complemented by Hunter Douglas blinds. The fully finished basement adds even more living space with a rec room, a bedroom with new carpet and a full-sized egress window, and a third full bathroom with in-floor heating. This home has been extensively updated with newer mechanicals including a furnace (2022), hot water tank (2022), central A/C (2023), two new exterior doors, and roof shingles replaced approx. 10 years ago. Enjoy summer days in the beautifully landscaped and private backyard, complete with a 12’ x 8’ garden shed. The extra-wide driveway accommodates three vehicles, complementing the attached double garage. Silver Springs is a well-established NW Calgary community known for its mature trees, excellent schools, and quick access to parks, shopping, and major routes. This is a move-in ready property where all the big-ticket items have already been taken

care of—just unpack and enjoy!