



## 492 Silvergrove Gardens Calgary Alberta

\$959,900

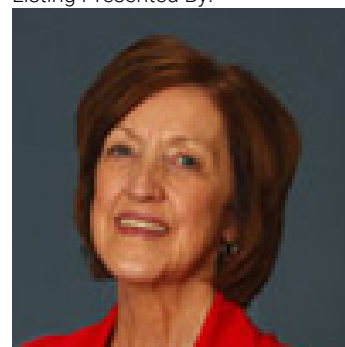
Welcome to this lovely and elegant estate home situated on a quiet cul de sac in the award winning community of Silver Springs. A spacious and bright foyer opens into the formal living and dining rooms featuring vaulted ceilings and new luxury vinyl plank flooring. The family room has a cozy gas fireplace for cool evenings and snowy nights. The eat-in kitchen has plenty of cabinetry, undermount lighting, granite counters and S/S appliances. It also has access to the deck for bbq-ing and outside dining. There are stairs down to the lush, treed backyard for both kids and pet access! For practicality, there is a side entrance opening into the mud/laundry room which also has garage entry. This level also has an office/den/bedroom and a 3 piece bath, perfect for those with mobility concerns. Heading up the gorgeous curved staircase, it will take you to the french doors opening into the primary suite. Plenty of room for a king bed, sitting area and has a beautifully updated ensuite with a large walk in closet. There are two other good sized bedrooms and four piece bath on this upper level. The lower walk out level has a bedroom, large three piece bath, designated storage rooms, and a great entertaining space with room for a games area and separate theatre area with a wet bar. There is convenient access to the large backyard for outdoor activities. The owners have taken excellent care of the including removing all the poly b, new windows in 2022, mechanicals in 2018 and new fence in 2023. This wonderful family home has it all! But to top it off, the community is known for its beautiful bike and walking paths, parks and playgrounds, accessibility to the city river pathway system and an urban forest. With schools, churches, a shopping centre plus a community centre, public outdoor swimming pool and hockey rink, there is something for everyone in this w...

Recreational, Games room 36.00 Ft x 15.33 Ft  
 Recreational, Games room 21.25 Ft x 13.25 Ft  
 Bedroom 13.25 Ft x 10.58 Ft  
 3pc Bathroom 12.25 Ft x 8.50 Ft  
 Storage 7.17 Ft x 8.42 Ft  
 Furnace 19.25 Ft x 11.83 Ft

Living room 17.08 Ft x 14.17 Ft  
 Foyer 7.08 Ft x 9.92 Ft  
 Den 11.00 Ft x 9.17 Ft  
 Laundry room 11.42 Ft x 6.58 Ft  
 3pc Bathroom 8.25 Ft x 5.50 Ft  
 Primary Bedroom 17.00 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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<http://heathermudd.ca>



CIR

REALTY

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Great room 11.75 Ft x 16.33 Ft

Kitchen 10.25 Ft x 9.83 Ft

Breakfast 9.75 Ft x 15.33 Ft

Dining room 12.83 Ft x 9.42 Ft

5pc Bathroom 9.42 Ft x 16.42 Ft

Bedroom 14.58 Ft x 10.08 Ft

Bedroom 11.92 Ft x 9.83 Ft