

*Welcome to  
23 Silvergrove Crescent NW*



*Courtesy of:  
Howie & Cathy Attfield  
Royal LePage  
288-1554*



## Spectacular Atrium Entrance

This fabulous one of a kind Porter built show home has over 3800 square feet of professionally developed living space. Soaring high ceilings, 4 bedrooms and gleaming with the richness and warmth of oak throughout, this bright and spacious home is truly a pleasure to live in.

### Atrium:

Enter into this stunning room with full 2 1/2 storey open beamed ceilings and tons of bright natural light filtering in through the multiple skylights. Beautiful rustic brick lined walls and ceramic floors give this room a unique flavour all it's own.



## Spacious Gourmet Kitchen

### Gourmet Kitchen:

Settle in and enjoy the pleasures of working in this gourmet's delight professionally equipped kitchen. This room includes:

- Tons of cabinets for plenty of storage
- Large double sided designer white durable sink with veggie sprayer, garborator and instant hot water faucet



- Large expanses of durable Corian counter space
- Roomy center island with 6 gas burner professional Ultraline stove with functional griddle and grilling sections and extra back vent
- Large double Ultraline gas ovens
- Full above range fan vented to the outside
- Huge Subzero fridge with tones of room for the growing family
- Built in dishwasher in contemporary black
- Beautiful easy care hardwood floors
- Huge eating area with pleasant bay for added space and light.
- Finished with added stylish touches such as removable stained glass panel.



**Living Room**

### Family Room:

Warm and inviting this room is located just off the kitchen for that spacious country feel complete with:

- Warm easy light gas fireplace tastefully finished with brick surround and hearth
- Wood built in entertainment area and bookshelves
- Large floor to ceiling windows with handy reversible up/down shades to maximize privacy and view of park

### Dining Room:

Spacious and bright this room is perfect for any sized suite. Contemporary style multi-light chandelier. Double French doors with walkout to large brick patio and sunny west fully fenced yard.

### Living Room:

Gorgeous full 2 storey brick feature wall fireplace with easy light gas log lighter for those cool winter evenings. Three full floor to ceiling windows with high end Silhouette shades and open beam ceilings. Rich warm oak flooring throughout.

### Master Bedroom:

High ceilings and tons of windows make this room a special retreat. Enjoy the privacy of one's own wood burning fireplace and soft light through the four floor to ceiling windows. Enjoy the huge



**Dining Room**

upgraded ensuite and walk in closet with:

- Contemporary cabinets and doors with large double closets and dedicated vanity area. Extra shoe/linen closet
- Beautiful bath with oversized stand up shower with and multiple high end shower heads.
- His and hers sinks with long lasting Corian topped cabinets.

### Main Bath:

Full four piece bath with contemporary cabinets and Corian counters. Great bathroom dedicated to the kids use.



**Master Bedroom**



**Spacious Family Room**



**Games Room/Library**

**Bedroom 2,3 & 4:**

Ample rooms, all with good cupboard space and large bright windows for good natural light. Freshly painted in contemporary neutral tones with newer frieze style carpet. Front bedrooms face the park.

**Lower Level:**

**Rec Room:**

Large above grade windows and open pass through 3/4 wall to atrium make this room truly a functional and comfortable space. Adorned with a fourth brick floor to ceiling fireplace, multiple built ins and handy walk in closet. Recently painted in contemporary neutral tones and finished in durable Berber style carpets.

**Library/Study:**

This large lower level room boast two full walls of book shelves and handy built in desk area. Great for a study or private guest room.

**Powder Room/Bath:**

Roomy 3 piece with pedestal style sink and full steam shower conveniently located next to rec room.

**Garage:**

Oversized double fully insulated, drywalled and heated. Automatic garage door opener and controls.

**Extras:**

- Security System
- Vacuflo and attachments
- 3 furnaces and 2 hot water tanks
- Close to schools, playground and public transport



**Facing a Private Park**