

138 Silver Spruce Grove SW
Calgary, Alberta

MLS # A2297424



\$799,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	No Back Lane		

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

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Inclusions: NONE

Welcome to this stunning Brookfield-built home in the highly sought-after community of Silverado SW, offering 2,238 sq. ft. of beautifully designed above-grade living space, plus a fully legal, City-approved basement suite—perfect as a mortgage helper or investment opportunity. The main floor showcases a bright and functional open-concept layout, featuring a versatile flex room ideal for a home office, a spacious living room highlighted by a sleek electric fireplace, and a generous dining area perfect for entertaining. The modern kitchen is thoughtfully designed with ample cabinetry, a pantry, and seamless flow throughout. A convenient powder room and mudroom complete this level. Upstairs, you’ll find a massive bonus room—perfect for family living or a media space—along with a luxurious primary retreat featuring a walk-in closet and a spa-inspired 5-piece ensuite. Additional well-sized bedrooms, a full bathroom, and upper-level laundry provide comfort and convenience for the whole family. The fully legal basement suite offers a private separate entrance, complete with a full kitchen, comfortable living area, bedroom, and bathroom. Currently tenant-occupied at \$1,125/month plus 35% of utilities, it provides excellent supplemental income. Additional highlights include a double attached garage and a prime location close to schools, parks, shopping, and all essential amenities—making it ideal for families and investors alike. *Tenant occupied. Minimum 24 hours’ notice required for showings.*