



GRASSROOTS
REALTY GROUP

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154 Silver Spruce Grove SW
Calgary, Alberta

MLS # A2271694



\$744,990

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your new home in Silver Spruce (SILVERADO) — a beautifully BUILT 2024 two-storey featuring modern design and quality finishes. The open-concept main floor offers a bright great room and a gourmet kitchen with quartz countertops, stainless steel appliances, and a large island. Upstairs includes a spacious FAMILY ROOM with no carpet—ONLY VINYL FLOORING, a comfortable primary suite with a walk-in closet, two additional bedrooms, and a convenient upper laundry. The fully developed basement features a LEGAL ONE-BEDROOM SUITE with a separate side entrance. Located close to parks, schools, shopping, and major routes, this home offers comfort, style, and functionality.