



**GRASSROOTS**  
REALTY GROUP

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**138 Silver Spruce Grove SW  
Calgary, Alberta**

**MLS # A2278643**



**\$849,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,238 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	NONE		

Beautiful Brookfield-built Attached Double Garage detached home in Silverado SW offering 2,238 sq ft above-grade living space (RMS) plus a City-approved legal basement suite—an excellent mortgage helper. The main floor features an open-concept layout with a flex room / home office, bright living area with electric fireplace, spacious dining area, modern kitchen with pantry, powder room, and mudroom. Upstairs includes a huge bonus room, generous primary bedroom with walk-in closet and 5-piece ensuite, additional bedrooms, full bathroom, and upper-level laundry. The legal basement suite offers a separate entrance, full kitchen, bedroom, bathroom, and living area, currently rented at \$1,125/month plus 35% utilities. Double attached garage and a family-friendly location close to schools, parks, shopping, and community amenities. Tenant occupied—24 hours notice required.