



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

**MLS # A2297424**



**\$799,900**

<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>	No Back Lane		

<b>Heating:</b>	Fireplace(s), 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, 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.\*