

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

MLS # A2278643



\$849,900

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:	Rectangular Lot		

Heating:	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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	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.