

# \$799,990 - 154 Silver Spruce Grove Sw, Calgary

MLS® #A2239407

**\$799,990**

4 Bedroom, 4.00 Bathroom, 1,936 sqft

Residential on 0.07 Acres

Silverado, Calgary, Alberta

Open House at Sat 16 Aug( 01-04 pm).

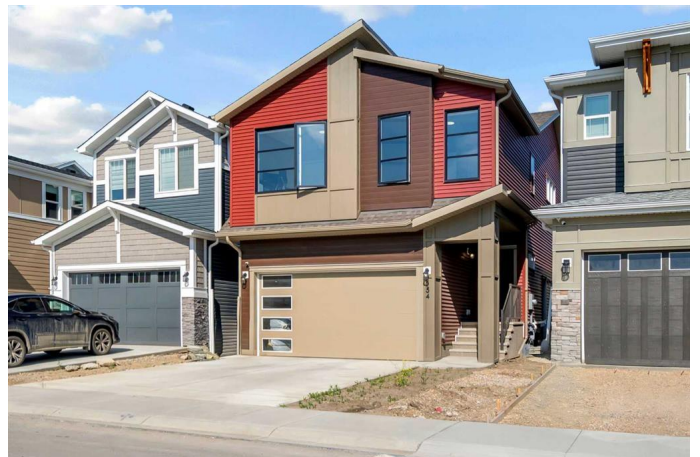
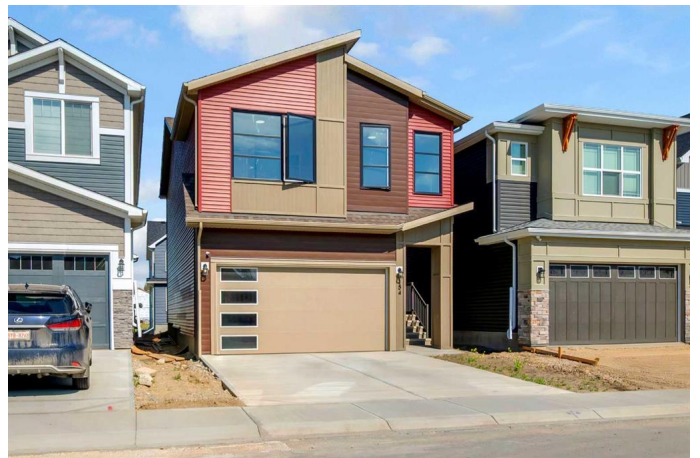
Welcome to your next home, a stunning, brand-new two-storey, thoughtfully designed living space in the family-friendly community of Silver Spruce(Silverado). This beautifully crafted home features an open-concept main floor with a spacious foyer, a bright great room, a gourmet kitchen complete with quartz countertops, stainless steel appliances, an oversized island, a pantry, and a triple-panel sliding door. The fully developed basement includes a separate side entrance and is finished as a legal suite, offering excellent rental income potential or space for extended family. Upstairs, you will find a large bonus room separating the private primary retreat from two additional bedrooms. The primary suite boasts a walk-in closet and a spa-inspired ensuite, while an upper-level laundry room adds convenience. Additional upgrades include smart home features such as a Ring doorbell, Wi-Fi thermostat, USB outlets, and energy-efficient systems. Located close to walking paths, parks, shopping, schools, and with easy access to Stoney Trail and Macleod Trail, this move-in-ready home is perfect for families or investors seeking modern living with income potential.

Built in 2024

## Essential Information

MLS® #

A2239407



|                |             |
|----------------|-------------|
| Price          | \$799,990   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,936       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 154 Silver Spruce Grove Sw |
| Subdivision | Silverado                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 5M2                    |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | None                                                  |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Electric Range                                        |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Exterior Entry, Finished, Suite, See Remarks                                                                      |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard                |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 42              |
| Zoning         | R-G             |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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