

# \$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

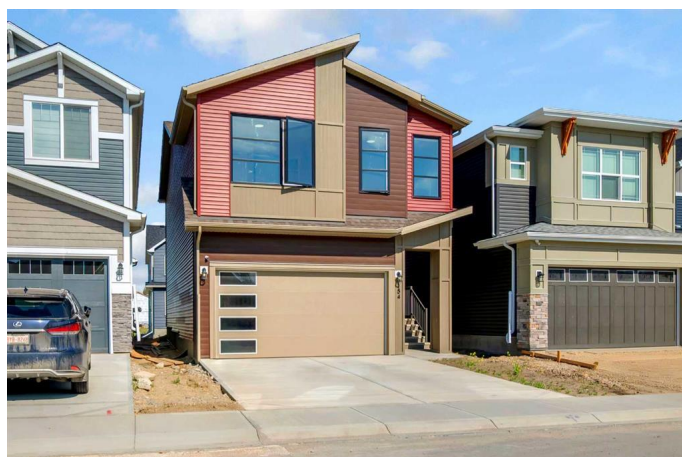
Open House at Sunday ( 01-04 pm). Welcome to your next home, a stunning, brand-new two-storey, thoughtfully designed living space in the family-friendly community of Silver Spruce(Silverado). This beautifully crafted home features an open-concept main floor with a spacious foyer, a bright great room, 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	Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks, Suite

### Exterior

Exterior Features	Other
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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	4
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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