



**193 Silver Spruce Road SW
Calgary, Alberta**

MLS # A2302366



\$595,200

Division:	Silverado		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,682 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 193 Silver Spruce Road SW - a beautifully designed Alder Prairie 2 model by Brookfield Residential, located in the desirable community of Silver Spruce in Silverado. Offering over 1,600 sq. ft. of thoughtfully planned living space above grade, this 3-bedroom, 2.5-bathroom duplex combines modern design, everyday comfort, and future flexibility - perfect for families, first-time buyers, or investors alike. Step inside to a bright and inviting main floor, where the open-concept layout seamlessly connects the kitchen, dining, and living spaces. The upgraded kitchen is the heart of the home, featuring full-height cabinetry, a chimney-style hood fan, electric range, upgraded refrigerator, and a stylish undermount Silgranit sink with polished chrome faucet. Designer 3CM quartz countertops and knockdown ceilings throughout add a refined, modern touch, while the layout is ideal for both entertaining and everyday living. A functional flow leads to the rear deck, complete with a gas line for your BBQ - perfect for extending your living space outdoors. On the upper level, a central bonus room with elegant spindle railing creates a versatile living space while thoughtfully separating the primary retreat from the secondary bedrooms. The primary suite offers a walk-in closet and a well-appointed ensuite featuring dual sinks and a tiled shower with an acrylic base. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry area - round out the upper floor. The undeveloped sunshine basement offers exceptional potential, with direct access via side-entrance and suite rough-ins already in place - suite development is subject to local municipality approval. Whether you envision additional living space, multi-generational living, or a future income-generating opportunity (subject to approvals), this lower level provides incredible flexibility. Outside, enjoy a 10x10 rear

deck and a double gravel parking pad, with room for future garage development. Nestled in the rolling hills of southwest Calgary, Silver Spruce is a hidden gem that offers the perfect balance of natural beauty and urban convenience. With scenic surroundings, a welcoming community feel, and close proximity to shopping, schools, and major roadways, this is a place you'll be proud to call home.

*Please note: Property is under construction and photos are from a show home and may not reflect the exact finishes of the property for sale.