



**103 Silver Spruce Grove
Calgary, Alberta**

MLS # A2302713



\$838,594

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,236 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, 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 103 Silver Spruce Grove SW - a beautifully designed Amery 24 Farmhouse by Brookfield Residential, located in the sought-after community of Silver Spruce in Silverado. Offering over 2,200 sq. ft. of thoughtfully planned living space above grade, this 3-bedroom, 3.5-bathroom home delivers a perfect blend of modern design, everyday functionality, and exceptional flexibility. Step inside to a bright and inviting main floor, where the open-concept layout is designed for both comfortable living and effortless entertaining. At the heart of the home is a gourmet kitchen featuring full-height cabinetry, a chimney hood fan, electric cooktop with gas line rough-in, built-in oven, an upgraded refrigerator, and a stylish undermount Silgranit sink with a matte black faucet. A dedicated coffee bar adds both charm and convenience, while designer 3CM quartz countertops elevate the space throughout. The kitchen connects seamlessly to the dining and living areas, creating a natural flow for gatherings. A standout feature of the main floor is the versatile flex room paired with a full bathroom - ideal for guests, a home office, or multi-generational living as a fourth bedroom. A walk-through pantry from the mudroom and a convenient side entry add to the home's thoughtful design. On the upper level, the layout is equally impressive with three spacious bedrooms, including dual primary suites - each offering its own private ensuite for added comfort and privacy. All bedrooms feature walk-in closets, providing ample storage throughout. An upper-level laundry room, complete with washer and dryer, adds everyday convenience. The undeveloped basement offers incredible potential, with rough-ins already in place for a future legal suite (subject to local municipality approvals). Whether you envision additional living space or an income-generating opportunity, this level is

ready for your ideas. Outside, the home backs onto green space, providing added privacy and a peaceful setting to enjoy. A gas line to the BBQ makes outdoor entertaining easy, while the location near a playground adds to the family-friendly appeal. Nestled in the rolling hills of southwest Calgary, Silver Spruce offers a unique blend of natural beauty and modern convenience. With access to parks, pathways, nearby amenities, and the established community of Silverado, this is a place where comfort, connection, and lifestyle come together. *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.