



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

**MLS # A2313872**



**\$869,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,237 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	No Back Lane, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Walk-In Closet(s)		

**Inclusions:** None

This home offers over 3,000 square feet of beautifully developed living space. The Grove Home stands out immediately with its refined curb appeal, and UPGRADED EXTERIOR FINISHES. The quiet setting, with WETLAND AND PATHWAY RESERVE LANDS BEHIND plus the rare advantage of no neighbours directly in front—creates a sense of openness and calm. With the wider front streets and no face fronting neighbours you're also gifted with ample parking for family and guests and reduced congestion. Inside, you'll find a thoughtfully designed layout, featuring a main floor office/den flex space, an open concept living area and high end finishings and improvements throughout. The main living area blends style and function seamlessly, anchored by a stunning kitchen featuring stainless steel appliances, sleek cabinetry, and an inviting space ideal for both everyday living and entertaining. Large, South Facing windows, draw in an abundance of natural light while framing the serene views of the private greenbelt and pathway system behind the home—your own peaceful backdrop with direct access to outdoor recreation. No worries about "too much" sunshine either, the home has been fitted with CUSTOM WINDOW TREATMENTS throughout, including AUTOMATED ROLLER SHADES on the larger and principal windows. Additionally, the home also has a HIGH PERFORMANCE AIR CONDITIONING SYSTEM installed for added comfort on those extra hot Summer days. Upstairs, the home continues to impress with three spacious bedrooms, well separated by a massive family and bonus room. This level includes a second floor laundry, a luxurious primary retreat complete with its own beautiful ensuite, walk-in closet and over-sized rear facing windows. The two additional upstairs bedrooms are each generously sized and fixtured to avoid

any sibling conflicts. The fully developed lower level offers incredible versatility, complete with a well-appointed and legal two-bedroom suite, featuring its own entrance, laundry, upgraded kitchen, with stainless steel appliances and ceramic backsplash&mdash;perfect for extended family, guests, or potential rental income. Backing onto a tranquil green space and pathway system, and positioned in one of Silverado&rsquo;s most desirable pockets, 243 Silver Spruce Grove is genuinely a beautiful home.