



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

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

**MLS # A2327181**



**\$799,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,238 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<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		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** NONE

Welcome to this beautifully upgraded single-family detached home with a double attached garage offering approximately 2,938.6 sq. ft. of total developed living space (RMS 2,238.2 sq. ft. plus a 700.4 sq. ft. professionally finished legal basement suite). Designed for modern family living and investment potential, this home combines style, functionality, and income opportunity. Upper Floor Features: 3 spacious bedrooms, including a massive master bedroom and 2.5 bathrooms. Main Floor features: A Bright and open-concept living room featuring an elegant electric fireplace Modern kitchen equipped with an upgraded Whirlpool stainless steel refrigerator and gas stove. Versatile main floor flex room, ideal for a home office or study. Large bonus room on the upper level, perfect for family gatherings. The home has a Convenient second-floor laundry. Generous primary bedroom with a large walk-in closet. Luxurious ensuite complete with double vanity, soaker tub, and separate shower that adds a beautiful look to the demography of the Suite. This beautiful home comes with a Fully legal 1-bedroom, 1-bathroom basement apartment \* Currently rented for \$1,300/month plus 35% utilities \* Excellent mortgage helper or investment income opportunity. Additional Upgrades & Highlights include approximately \$4,000 invested in pot lights throughout the home Fully fenced backyard (all sides completed); upgraded backyard stairs. Fully Finished Double attached garage. This exceptionally well-maintained home showcases modern finishes, thoughtful design, and outstanding income potential. Ideal for families and investors alike, this is a rare opportunity you don't want to miss. Book your private showing today.