



GRASSROOTS
REALTY GROUP

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138 Silver Spruce Road SW
Calgary, Alberta

MLS # A2348236



\$774,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,292 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	No Back Lane, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, French Door, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Separate Entrance		
Inclusions:	None		

Uncover the charm of Silver Spruce; nestled in the sought-after community of Silverado w/easy access to major routes, shopping, schools & amenities. FRIST TIME BUYERS MAY QUALIFY FOR THE FIRST TIME HOME BUYER GST REBATE. Welcome to the stunning Newbrook by Excel Homes, where thoughtful design, modern upgrades, and energy-efficient construction come together to create the perfect family home. This home sits on an amazing street & backs onto a tranquil park that is well treed & offers a walking path around the neighborhood. From the moment you step inside, the open-to-above foyer sets a dramatic tone, inviting you into the expansive main floor where oversized windows fill every corner with natural light. The open-concept plan is anchored by a gorgeous kitchen, featuring a large central island, an abundance of cabinets and drawers, a pantry, and a convenient broom closet—ideal for both everyday living and entertaining. The adjacent flex room (w/glass French doors) is perfectly placed for a home office, playroom, or study, while the mudroom off the garage keeps things organized. Nine-foot knockdown ceilings and luxury vinyl plank flooring add style and function throughout the main level. Upstairs, the thoughtful layout continues with four generous bedrooms, including a luxurious primary retreat with a stunning five-piece ensuite and a walk-in closet. The vaulted ceiling in the bonus room and the open-to-below design add architectural flair, creating an airy, elegant feel on the upper level. The basement offers even more potential with its separate side entrance. Every detail of this home has been upgraded for comfort and efficiency, including the beautiful white cabinetry, stone countertops in the kitchen and all bathrooms, pot lighting throughout, a gas line for your BBQ, Ecobee thermostat, HRV, solar panel

rough-in, and more. Your basement features a side entry, is drywalled & electrical is in place. Built to Built Green® standards with a GOLD star rating, this home not only saves you money on utilities but also reduces your environmental footprint—all while delivering the exceptional quality and craftsmanship that Excel Homes is known for. Don't miss your chance to own this incredible property, designed to fit your family's lifestyle today and for years to come.