



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

154 Silver Spruce Grove SW
Calgary, Alberta

MLS # A2258788



\$779,990

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n.a		

Open House at Sat Sept 6(01-04 pm). Welcome to your next home, a stunning, brand-new two-storey, thoughtfully designed living space in the family-friendly community of Silver Spruce(Silverado). This beautifully crafted home features an open-concept main floor with a spacious foyer, a bright great room, a gourmet kitchen complete with quartz countertops, stainless steel appliances, an oversized island, a pantry, and a triple-panel sliding door. The fully developed basement includes a separate side entrance and is finished as a legal suite, offering excellent rental income potential or space for extended family. Upstairs, you will find a large bonus room separating the private primary retreat from two additional bedrooms. The primary suite boasts a walk-in closet and a spa-inspired ensuite, while an upper-level laundry room adds convenience. Additional upgrades include smart home features such as a Ring doorbell, Wi-Fi thermostat, USB outlets, and energy-efficient systems. Located close to walking paths, parks, shopping, schools, and with easy access to Stoney Trail and Macleod Trail, this move-in-ready home is perfect for families or investors seeking modern living with income potential.