

# \$759,990 - 154 Silver Spruce Grove Sw, Calgary

MLS® #A2264805

## \$759,990

4 Bedroom, 4.00 Bathroom, 1,936 sqft  
Residential on 0.07 Acres

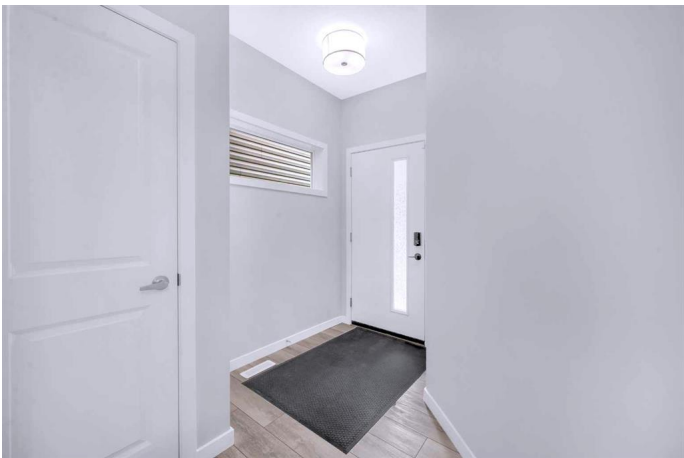
Silverado, Calgary, Alberta

Welcome to your new home in Silver Spruce (Silverado) – a beautifully BUILT 2024 two-storey featuring modern design and quality finishes. The open-concept main floor offers a bright great room and a gourmet kitchen with quartz countertops, stainless steel appliances, and a large island. Upstairs includes a spacious family room with no carpet – ONLY VINYL FLOORING, a comfortable primary suite with a walk-in closet, two additional bedrooms, and a convenient upper laundry. The fully developed basement features a LEGAL ONE-BEDROOM SUITE with a separate side entrance. Located close to parks, schools, shopping, and major routes, this home offers comfort, style, and functionality.

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264805    |
| Price          | \$759,990   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,936       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 154 Silver Spruce Grove Sw |
| Subdivision | Silverado                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 5M2                    |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 4                                 |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer                         |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None                                                                                                                             |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                            |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane            |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-G                |

|                |     |
|----------------|-----|
| HOA Fees       | 210 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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