

138 Silver Spruce Grove SW Calgary, Alberta

MLS # A2327181



\$799,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,238 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	No Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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.