

# \$775,700 - 295 Silver Spruce Grove Sw, Calgary

MLS® #A2210317

## \$775,700

4 Bedroom, 3.00 Bathroom, 2,229 sqft

Residential on 0.09 Acres

Silverado, Calgary, Alberta

Click brochure link for more details. Perfect for busy families, the main floor features a flex room for a home office, an open concept kitchen with a grand island, and a walkthrough pantry to the mudroom for easy grocery storage. Upstairs, a large entertainment room separates the two bedrooms from the primary bedroom for added privacy. The primary bedroom includes a spacious room, spa-inspired ensuite with a soaker tub, dual vanity, separate shower, and walk-in closet, providing a perfect retreat. This home features:

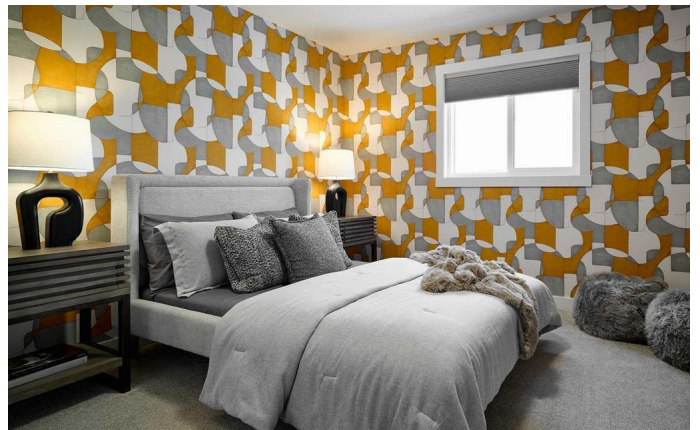
Backs onto green space, 10'x10' rear deck, Natural gas line to range and BBQ, Upgraded refrigerator, Washer & Dryer included.

PLEASE NOTE: Photos, Video and Virtual Tour are of a similar model and not fully representative of this home.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210317  |
| Price          | \$775,700 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,229     |
| Acres          | 0.09      |
| Year Built     | 2025      |



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

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 295 Silver Spruce Grove Sw |
| Subdivision | Silverado                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2X 0K2                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dryer, Washer                                                                                           |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Electric                                                                                                |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Unfinished                                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 15               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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