



138 Silver Spruce Grove Calgary Alberta

\$849,900

Beautiful Brookfield-built Attached Double Garage detached home in Silverado SW offering 2,238 sq ft above-grade living space (RMS) plus a City-approved legal basement suite--an excellent mortgage helper. The main floor features an open-concept layout with a flex room / home office, bright living area with electric fireplace, spacious dining area, modern kitchen with pantry, powder room, and mudroom. Upstairs includes a huge bonus room, generous primary bedroom with walk-in closet and 5-piece ensuite, additional bedrooms, full bathroom, and upper-level laundry. The legal basement suite offers a separate entrance, full kitchen, bedroom, bathroom, and living area, currently rented at \$1,125/month plus 35% utilities. Double attached garage and a family-friendly location close to schools, parks, shopping, and community amenities. Tenant occupied--24 hours notice required. (id:6769)

Family room 9.67 Ft x 10.17 Ft
 Bedroom 11.33 Ft x 11.17 Ft
 Kitchen 9.33 Ft x 9.25 Ft
 Dining room 7.75 Ft x 13.17 Ft
 4pc Bathroom 7.08 Ft x 8.25 Ft
 Laundry room 4.75 Ft x 3.17 Ft
 Furnace 16.92 Ft x 6.25 Ft
 Foyer 5.25 Ft x 5.83 Ft
 Office 9.17 Ft x 7.58 Ft
 Living room 12.17 Ft x 12.92 Ft

Dining room 9.50 Ft x 11.17 Ft
 Other 6.83 Ft x 4.42 Ft
 Kitchen 12.17 Ft x 12.83 Ft
 Pantry 5.08 Ft x 6.92 Ft
 2pc Bathroom 5.67 Ft x 4.92 Ft
 Primary Bedroom 13.25 Ft x 13.83 Ft
 Bedroom 13.42 Ft x 10.83 Ft
 Bedroom 12.17 Ft x 11.67 Ft
 Family room 15.67 Ft x 15.75 Ft

Listing Presented By:



Originally Listed by:
 First Place Realty

RE/MAX Realty Professionals

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