

**295 Silver Spruce Grove SW
Calgary, Alberta**

MLS # A2210317



\$775,700

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,229 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Call seller directly

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.