138 Silver Spruce Road SW

Calgary | Active | MLS® A2348236

$754,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2026**	**2,292 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Uncover the charm of Silver Spruce; nestled in the sought-after community of Silverado w/easy access to major routes, shopping, schools & amenities. FRIST TIME BUYERS MAY QUALIFY FOR THE FIRST TIME HOME BUYER GST REBATE. Welcome to the stunning Newbrook by Excel Homes, where thoughtful design, modern upgrades, and energy-efficient construction come together to create the perfect family home. This home sits on an amazing street & backs onto a tranquil park that is well treed & offers a walking path around the neighborhood. From the moment you step inside, the open-to-above foyer sets a dramatic tone, inviting you into the expansive main floor where oversized windows fill every corner with natural light. The open-concept plan is anchored by a gorgeous kitchen, featuring a large central island, an abundance of cabinets and drawers, a pantry, and a convenient broom closet-ideal for both everyday living and entertaining. The adjacent flex room (w/glass French doors) is perfectly placed for a home office, playroom, or study, while the mudroom off the garage keeps things organized. Nine-foot knockdown ceilings and luxury vinyl plank flooring add style and function throughout the main level. Upstairs, the thoughtful layout continues with four generous bedrooms, including a luxurious primary retreat with a stunning five-piece ensuite and a walk-in closet. The vaulted ceiling in the bonus room and the open-to-below design add architectural flair, creating an airy, elegant feel on the upper level. The basement offers even more potential with its separate side entrance. Every detail of this home has been upgraded for comfort and efficiency, including the beautiful white cabinetry, stone countertops in the kitchen and all bathrooms, pot lighting throughout, a gas line for your BBQ, Ecobee thermostat, HRV, solar panel rough-in, and more. Your basement features a side entry, is drywalled & electrical is in place. Built to Built Green® standards with a GOLD star rating, this home not only saves you money on utilities but also reduces your environmental footprint-all while delivering the exceptional quality and craftsmanship that Excel Homes is known for. Don’t miss your chance to own this incredible property, designed to fit your family’s lifestyle today and for years to come.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348236
Bedrooms	4
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,292 sq. ft.
Main Level Finished Area:	997.52 sq. ft.
Upper Level Finished Area:	1,294.56 sq. ft.
Below Grade Finished Area:	931.72 sq. ft.
Acreage:	No
Lot Area:	3,476 sq. ft.
Lot Frontage:	31'4¾"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2511904
Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes

Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Silverado
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 22'10" × 12'9" ·
Main Floor	Kitchen · 16'5" × 13' ·
Main Floor	Office · 9'6" × 9'6" ·
Main Floor	Foyer · 9'5" × 7'4" ·
2nd Floor	Family Room · 13'2" × 13'1" ·
2nd Floor	Bedroom - Primary · 15'11" × 13'2" ·
2nd Floor	Walk-In Closet · 9'4" × 5'2" ·

2nd Floor	Bedroom · 15'4" × 8'9" ·
2nd Floor	Bedroom · 15' × 8'8" ·
2nd Floor	Bedroom · 12'5" × 9'4" ·
2nd Floor	Laundry · 6'6" × 5'3" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, French Door, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Exterior Features:	BBQ gas line
Patio And Porch Features:	See Remarks
Lot Features:	No Back Lane, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/138-silver-spruce-road-sw-calgary-a2348236/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current

information.