235 Silver Spruce Grove SW

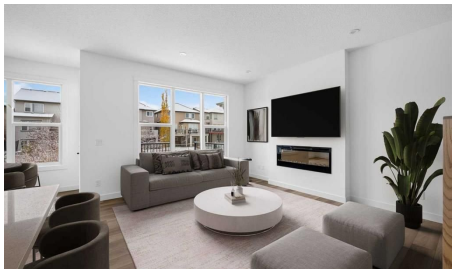
Calgary | Active | MLS® A2356860

$759,550









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2026**	**2,276 sq. ft.**

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Listed by Charles

A closer look

Backing onto greenspace in the welcoming community of Silver Spruce, 235 Silver Spruce Grove SW offers an exceptional blend of estate-inspired design, thoughtful functionality, and everyday comfort. This beautifully appointed Robson model by Brookfield Residential features over 2,250 sq. ft. of developed above-grade living space, four bedrooms, three full bathrooms, and a double attached garage. With professionally curated interior finishes and a desirable greenspace setting, this home is designed for comfortable family living and effortless entertaining. The main floor welcomes you with a bright, open-concept layout connecting the kitchen, dining area, and spacious great room. A fireplace anchors the great room, creating an inviting place to gather, while the adjoining dining area offers room for everyday meals and special occasions. The contemporary kitchen features a central island with an eating bar, a chimney-style hood fan, and a walk-in pantry, combining stylish finishes with practical storage and preparation space. A main-floor bedroom and nearby full bathroom provide valuable flexibility for guests, extended family, or a private home office. On the upper level, the open-to-below staircase brings architectural interest to the home's thoughtfully planned upper level. The generous primary bedroom offers a relaxing retreat with a walk-in closet and a beautifully appointed ensuite featuring a double vanity, soaking tub, and tiled shower with a built-in niche. Two additional bedrooms, each with a walk-in closet, are served by a full bathroom. A spacious bonus room provides an ideal setting for movie nights, a play area, or a second family lounge, while a dedicated laundry room with included washer and dryer adds convenience. The undeveloped sunshine basement offers excellent potential for future customization (subject to approvals), with rough-ins already in place for added flexibility. Outside, the 13' x 10' rear deck extends the living space outdoors, offering an inviting spot to relax, dine, or entertain while enjoying the greenspace backdrop. A gas line for the BBQ makes outdoor cooking even more convenient. Additional highlights include professionally selected interior finishes, Brookfield Residential's comprehensive concierge moving service, and the industry-leading myHome 3-Year Maintenance program. Located in the growing community of Silver Spruce, residents can enjoy a peaceful residential setting while remaining conveniently connected to nearby parks, pathways, schools, shopping, and everyday amenities. Complete with Brookfield Residential's builder warranty and Alberta New Home Warranty, this move-in ready home offers the comfort, functionality, and peace of mind of new construction.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356860
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:	2,276 sq. ft.
Main Level Finished Area:	972 sq. ft.
Upper Level Finished Area:	1,304 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,025 sq. ft.
Lot Frontage:	29'4¾"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	0
Heating:	Forced Air
Basement:	Full, Unfinished, None

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Great Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$210.00
City Quadrant:	Southwest
Community:	Silverado
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Great Room · 13'10" × 13' ·
Main Floor	Dining Room · 11'1" × 9'10" ·
Main Floor	Bedroom · 10'11" × 8'8" ·

Upper Level	Bonus Room · 14'10" × 13'11" ·
Upper Level	Bedroom - Primary · 15'2" × 12'8" ·
Upper Level	Bedroom · 13'4" × 8'11" ·
Upper Level	Bedroom · 11' × 9'2" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/235-silver-spruce-grove-sw-calgary-a2356860/

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