238 Silver Spruce Road SW

Calgary | Active | MLS® A2356883

$749,980









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**2026**	**2,237 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Modern design, everyday functionality, and a beautiful greenspace backdrop come together at 238 Silver Spruce Road SW. Situated in the growing community of Silver Spruce, this stunning Amery model by Brookfield Residential offers over 2,200 sq. ft. of developed living space above grade, featuring five bedrooms, three full bathrooms, and a double attached garage. Thoughtfully designed to accommodate a variety of lifestyles, this home combines inviting gathering spaces, contemporary finishes, and flexible living arrangements in a desirable setting. Step inside to discover a welcoming main floor where an open-concept design creates a natural connection between the home's principal living areas. The well-appointed kitchen serves as the heart of the home, showcasing a generous central island with an eating bar, chimney-style hood fan, pantry, and an optional coffee bar for added convenience. The adjacent dining area provides plenty of room for family meals and entertaining, while the great room offers a comfortable place to gather, complete with a fireplace that adds warmth and character. Adding to the home's versatility is a main-floor bedroom and full bathroom, ideal for overnight guests, multigenerational living, or a dedicated workspace. The upper level is equally impressive, offering a thoughtfully arranged layout with four bedrooms and a spacious central bonus room. The primary suite provides a peaceful escape, featuring a walk-in closet and a beautifully finished ensuite with dual vanities, a walk-in shower, and a separate soaking tub. Three additional bedrooms offer ample space for family members or guests, with walk-in closets in two of the secondary bedrooms. A full 5-pc bathroom and dedicated laundry room, complete with an included washer and dryer, round out the upper floor, ensuring comfort and convenience throughout. The undeveloped basement presents a blank canvas for future possibilities, with rough-ins already in place to support additional living space as your needs evolve (subject to approvals). Beyond the interior, the home's greenspace-facing backyard offers an appealing setting for outdoor enjoyment. A 10' x 10' rear deck creates the perfect spot for summer barbecues, morning coffee, or relaxing outdoors, with a dedicated BBQ gas line making entertaining even easier. 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	A2356883
Bedrooms	5
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:	2,237 sq. ft.
Main Level Finished Area:	984 sq. ft.
Upper Level Finished Area:	1,253 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,182 sq. ft.
Lot Frontage:	29'4¾"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
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
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 · 12'6" × 11'11" ·
Main Floor	Dining Room · 11'11" × 10'5" ·
Main Floor	Bedroom · 9'7" × 9' ·

Upper Level	Bonus Room · 11'3" × 10'5" ·
Upper Level	Bedroom - Primary · 12'2" × 11'4" ·
Upper Level	Bedroom · 10' × 10' ·
Upper Level	Bedroom · 10'2" × 9'2" ·
Upper Level	Bedroom · 10'7" × 9' ·
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/238-silver-spruce-road-sw-calgary-a2356883/

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

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