

\$767,316 - 207 Silver Spruce Grove Sw, Calgary

MLS® #A2146760

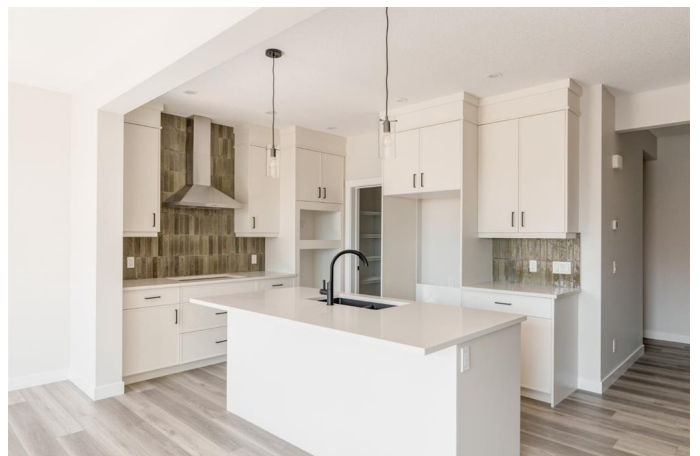
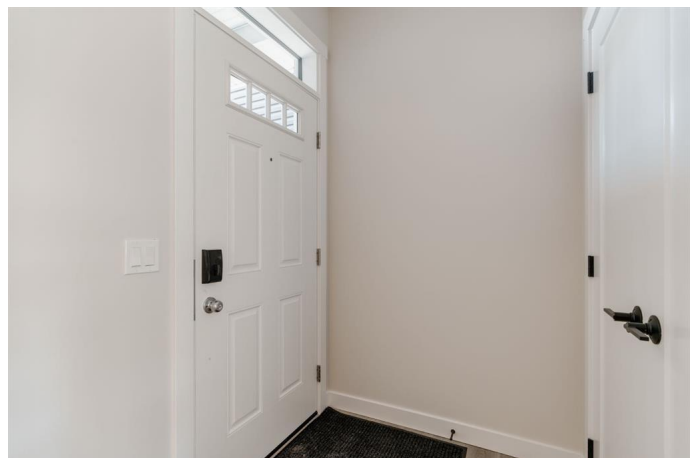
\$767,316

3 Bedroom, 3.00 Bathroom, 1,887 sqft

Residential on 0.06 Acres

Silverado, Calgary, Alberta

This beautiful and brand-new Rundle 24 model is built by award-winning Brookfield Residential and is nearly move-in ready with a possession by the fall. This stunning new home offers an intelligently designed layout that features 2 living areas, 3 bedrooms, 2.5 bathrooms and a large undeveloped walkout basement. Located in the heart of Silver Spruce, this new home has a stunning design palette that is timeless and sophisticated. The double attached garage leads through a large mud room that is attached to a walkthrough pantry connected to the kitchen - making grocery delivery that much easier! The large kitchen features an upgraded appliance package including chimney hood fan, built-in wall oven and a gas cooktop. The kitchen features a large island that offers additional seating space and makes the perfect space to entertain guests. The kitchen overlooks both the dining area and great room which is complete with a central electric fireplace. Lastly, a wall of windows across the back of the home provides a clear view of the backyard from any living space on the main level. Open spindle railing flows from the main level to the upper floor - ensuring natural light flows from top to bottom all day long. The upper level has a central bonus room that is the perfect TV space and separates the primary suite from the secondary bedrooms. The primary suite includes a large bedroom with the upgrade ensuite option that includes dual sinks, soaker tub, walk-in shower and



private water closet as well as a large walk-in closet with direct access to the laundry room! Two more generous-sized bedrooms, a full bathroom and a laundry room complete the second floor. The walkout basement has been thoughtfully designed with 9' foundation and ample space for a future fourth bedroom, full bathroom, and rec. room. The home is perfectly located in the community offer a sunny south-facing backyard that backs onto a green space providing an added level of privacy. This property is perfect for those looking to upgrade to a move up home in an established community with many amenities only a short distance from your home.

****Please note:** photos are from a show home model and are not an exact representation of the property for sale.

Built in 2024

Essential Information

MLS® #	A2146760
Price	\$767,316
Sold Price	\$765,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,887
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	207 Silver Spruce Grove Sw
Subdivision	Silverado

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 8th, 2024
Date Sold	October 11th, 2024
Days on Market	95
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	Charles
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