

\$752,379 - 203 Silver Spruce Grove Sw, Calgary

MLS® #A2169471

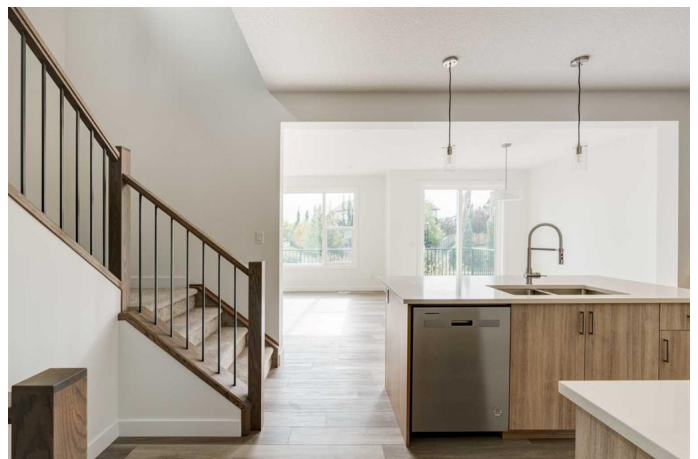
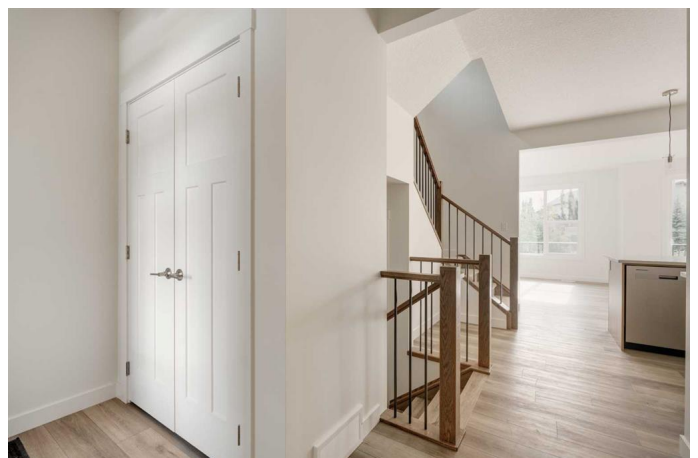
\$752,379

3 Bedroom, 3.00 Bathroom, 1,892 sqft

Residential on 0.06 Acres

Silverado, Calgary, Alberta

This beautiful brand new home features a walk-out basement and is perfectly situated on a lot that backs onto green space with mature trees, offering serene views and privacy - something you rarely find in suburban development! The gourmet kitchen features a gas cooktop, built-in oven & microwave and chimney range hood. The kitchen has an expansive walkthrough pantry off of the mud room from the double attached garage - adding convenience to everyday living. The kitchen opens to both the living and dining area, making the perfect space for entertaining and a wall of windows across the back of the home allow for incredible views while having natural light pour through the main level all day long! The main living area is complete with a cozy electric fireplace that adds to the ambiance on cooler winter days. The upper level features a central bonus room that separates the primary suite from the secondary bedrooms. The large primary bedroom has a private 5 pc ensuite that has dual sinks, a soaker tub, walk-in shower and direct access to laundry from the walk-in closet. Two more generous sized bedrooms, a full bathroom and laundry room complete the second level. The walkout basement is undeveloped and awaits your imagination with direct access to the backyard - the basement has its own private entrance. This brand new property includes builder warranty and Alberta New Home Warranty so you can purchase with peace of mind! This home is complete



and fully move-in ready so you can celebrate the holidays in it this year!

Built in 2024

Essential Information

MLS® #	A2169471
Price	\$752,379
Sold Price	\$746,261
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,892
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	203 Silver Spruce Grove Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5M2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Vinyl Windows, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Oven-Built-In, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Range Hood, Washer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	November 20th, 2024
Days on Market	49
Zoning	R-G
HOA Fees	1.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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