



THE
A-TEAM

**RE/MAX
FIRST**

207 SILVER SPRUCE Grove, Calgary T2X 5M2

MLS®#: **A2146760**

Area: **Silverado**

Listing Date: **07/08/24**

List Price: **\$783,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,887**

Low Sqft:

Ttl Sqft: **1,887**

Lot Information

Lot Sz Ar: **2,695 sqft**

Lot Shape:

DOM

70

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **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)**

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	9`11" x 11`3"
2pc Bathroom	Main	
Bedroom - Primary	Upper	12`8" x 12`7"
Bonus Room	Upper	15`7" x 11`0"
Laundry	Upper	
Bedroom	Upper	9`0" x 13`5"

Room	Level	Dimensions
Living Room	Main	13`0" x 13`3"
Kitchen	Main	13`3" x 10`2"
5pc Ensuite bath	Upper	
4pc Bathroom	Upper	
Bedroom	Upper	9`2" x 12`0"

Title: **Fee Simple**
Legal Desc: **0**

Zoning: **R-G**

Remarks

Pub Rmks: **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.**

Inclusions: **None**
Property Listed By: **Charles**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123