



THE
A-TEAM

**RE/MAX
FIRST**

134 SILVER SPRUCE Grove, Calgary T2X 5M1

MLS® #: **A2164079**

Area: **Silverado**

Listing Date: **10/17/24**

List Price: **\$860,500**

Status: **Pending**

County: **Calgary**

Change: **-\$38k, 04-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,182 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,665**

Low Sqft:

Ttl Sqft: **2,665**

DOM

35

Layout

Beds: **4 (3 1)**

Baths: **4.0 (3 2)**

Style: **3 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: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stone, Vinyl Siding

Flooring:

Carpet, Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer**

Int Feat: **Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 12`3"
Flex Space	Main	9`0" x 7`8"
Bonus Room	Upper	15`8" x 15`9"
5pc Bathroom	Upper	
Bedroom	Upper	10`10" x 13`6"
Laundry	Upper	
2pc Bathroom	Upper	

Room	Level	Dimensions
Dining Room	Main	9`6" x 11`3"
2pc Bathroom	Main	
Bedroom - Primary	Upper	13`1" x 13`1"
Bedroom	Upper	11`8" x 12`2"
4pc Bathroom	Upper	0`0" x 0`0"
Loft	Upper	16`7" x 13`1"
Living Room	Basement	9`8" x 10`7"

Dining Room 4pc Bathroom	Basement Basement	8`3" x 7`8"	Bedroom - Primary	Basement	11`6" x 11`4"							
Legal/Tax/Financial												
Title: Fee Simple		Zoning: R-G										
Legal Desc:	0	Remarks										
Pub Rmks:												
Inclusions:	SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.											
Property Listed By:	Charles											

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











