



THE
A-TEAM

**RE/MAX
FIRST**

134 SILVER SPRUCE Grove, Calgary T2X 5M1

MLS®#: **A2164079**

Area: **Silverado**

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

List Price: **\$952,300**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Access:

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

Finished Floor Area

Abv Sqft: **2,665**
Low Sqft:
Ttl Sqft: **2,665**

DOM

1
Layout
Beds: **4 (3 1)**
Baths: **4.0 (3 2)**
Style: **3 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

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
Legal Desc:

Zoning:
R-G

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Remarks

Pub Rmks:

The incredible Purcell 24 built by Brookfield offers nearly 2,700 square feet of living space on the top three levels + a legal basement suite with private entrance! This property is perfect for a large growing family, investor, or those who want plenty of space to host while reducing their monthly costs by renting their legal basement suite. Featuring 3 living areas, a home office, 3 bedrooms, 2 full bathrooms, 2 half baths, a covered balcony, and rear deck + a legal basement suite, this home is perfect for families of virtually any size! The main level of the home features a large den / flex space that is perfect for a home office. The large kitchen is complete with two-tone cabinetry and features a large island for additional seating. The walk-through pantry from the garage / mudroom provides added convenience for everyday living. The kitchen opens to both the living and dining areas - making this the perfect space to entertain guests. On the second level, you'll find a central bonus room that separates the primary suite from the secondary rooms. The primary suite is complete with a walk-in closet and full 5 pc ensuite with soaker tub, dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The top level / loft area of the home is perfect for entertaining and features a wet bar, 2pc bathroom and covered balcony! The professionally developed basement features a 1 bedroom legal suite that is perfect for a rental suite or hosting family. This property is brand new, fully move-in ready and features plenty of upgrades throughout. Builder warranty and Alberta New Home Warranty are included with purchase so you can buy with peace of mind. Purchase now and celebrate the holidays in your brand new home.

Inclusions:
Property Listed By:

**SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.
Charles**

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











