

134 SILVER SPRUCE Grove, Calgary T2X 5M1

Utilities:

MLS®#: A2164079 Silverado Listing 10/17/24 List Price: **\$860,500** Area:

Status: **Pending** County: Calgary Change: -\$38k, 04-Nov Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town:

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 3,182 sqft

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,665

2,665

35

Ttl Park: 4 Garage Sz: 2

4 (3 1)

4.0 (3 2)

3 Storey

Access:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Stone, Vinyl Siding Sewer: Flooring:

Ext Feat: None

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 12`3"	Dining Room	Main	9`6" x 11`3"
Flex Space	Main	9`0" x 7`8"	2pc Bathroom	Main	
Bonus Room	Upper	15`8" x 15`9"	Bedroom - Primary	Upper	13`1" x 13`1"
5pc Bathroom	Upper		Bedroom	Upper	11`8" x 12`2"
Bedroom	Upper	10`10" x 13`6"	4pc Bathroom	Upper	0`0" x 0`0"
Laundry	Upper		Loft	Upper	16`7" x 13`1"
2pc Bathroom	Upper		Living Room	Basement	9`8" x 10`7"

Dining Room Basement 8`3" x 7`8" Bedroom - Primary Basement 11`6" x 11`4"
4pc Bathroom Basement

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

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Legal Desc:

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: 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











