



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 SILVER SPRUCE Grove, Calgary T2X 5M2**

MLS®#: **A2177985**

Area: **Silverado**

Listing Date: **11/08/24**

List Price: **\$749,975**

Status: **Pending**

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: **2,742 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,887**  
Low Sqft:  
Ttl Sqft: **1,887**

DOM

**43**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**  
Int Feat: **Bathroom Rough-in,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 13`3"
2pc Bathroom	Main	
Bedroom - Primary	Upper	12`8" x 12`7"
Bedroom	Upper	9`0" x 13`5"
4pc Bathroom	Upper	
Kitchen	Main	10`3" x 16`3"

Room	Level	Dimensions
Dining Room	Main	9`11" x 11`3"
Bonus Room	Upper	15`7" x 11`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`2" x 12`0"
Laundry	Upper	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

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Remarks

Pub Rmks:

**This stunning, brand-new home built by award-winning Brookfield Residential is move-in ready with a possession before the holidays! The 'Rundle 24' features 2 living areas, 3 bedrooms, 2.5 bathrooms and a walk-out basement. The lot is ideally positioned, backing onto a green space with mature trees, offering added privacy - something rarely found in suburban communities. The chef-inspired kitchen is equipped with a gas cooktop, built-in oven and microwave, and a chimney range hood. It also features a spacious walkthrough pantry, conveniently accessed from the mudroom leading to the double attached garage, improving everyday functionality. Open to both the living and dining areas, the kitchen creates a seamless flow perfect for entertaining. A wall of windows spans across the back of the home, flooding the main floor with natural light and providing views of the green space. The cozy electric fireplace in the living area adds a warm touch, perfect for winter evenings. A rear deck spans the entire width of the home and creates the perfect space to relax or entertaining in the summer. A 2-pc powder room completes the main level. Upstairs, a central bonus room separates the primary suite from the secondary bedrooms, providing both privacy and space. The large primary bedroom features a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and direct access to the laundry room through the walk-in closet. Two additional generously sized bedrooms, a full bathroom, and a large linen closet complete the upper level. The walk-out basement is ready for your personal touch, with direct access to the backyard and its own private entrance—offering great potential for future development. This home comes with builder and Alberta New Home Warranty, giving you peace of mind with your purchase. Fully completed and move-in ready, this home is perfect for celebrating the holidays this year!**

Inclusions:  
Property Listed By:

**none**  
**Charles**

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









