



150 SILVER SPRUCE Grove, Calgary T2X 5M2

MLS® #: **A2193546** Area: **Silverado** Listing Date: **02/10/25** List Price: **\$785,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 13-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,106 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,230**
 Low Sqft:
 Ttl Sqft: **2,230**

DOM
12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Interior Lot,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great 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`3"
5pc Ensuite bath	Upper		Bedroom	Upper	11`8" x 12`2"
Bedroom	Upper	10`0" x 13`6"	4pc Bathroom	Upper	

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-G**
 Legal Desc: **0**

Remarks

Pub Rmks:

The incredible Purcell 24 built by Brookfield Residential offers over 2,200 square feet of living space on the top two levels + an undeveloped basement that includes a side entrance, 9' foundation walls, laundry and sink rough-in - perfect for a future legal basement suite if desired (subject to City of Calgary permits and approval)! This property is perfect for a large growing family, investor, or those who want plenty of space to host. Featuring 2 living areas, a home office, 3 bedrooms, 2.5 bathrooms + the undeveloped basement, 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, chimney hood fan, electric range with gas line rough-in, upgraded fridge and features a large island with 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 and the main level living area is complete with an electric fireplace. 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 undeveloped basement features 9' foundation walls - making for a much nicer space when developed in the future. The home is also equipped with a side entrance - providing more options for future development. Builder warranty and Alberta New Home Warranty are included with purchase so you can buy with peace of mind. Purchase now and move in this spring! **Please note, this property is currently under construction and the photos are not an exact representation of the property for sale.

Inclusions:

N/A

Property Listed By:

Charles

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



