



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**283 SILVER SPRUCE Grove, Calgary T2X 5M3**

MLS®#: **A2201290**

Area: **Silverado**

Listing Date: **03/12/25**

List Price: **\$840,750**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **2,181**  
Low Sqft:  
Ttl Sqft: **2,181**

Lot Information

Lot Sz Ar: **3,565 sqft**  
Lot Shape:

DOM

**27**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction:

**Wood Frame**

Flooring:

**Ceramic Tile,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**

Int Feat:

**Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>22`0" x 13`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Bonus Room</b>	<b>Upper</b>	<b>18`7" x 15`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`8" x 13`9"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 9`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 10`9"</b>
<b>5pc Bathroom</b>	<b>Upper</b>		<b>Laundry</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-G**

Legal Desc:

**0**

Remarks

Pub Rmks:

**This brand new four-level split, The Hudson, features 3 bedrooms, 2.5 bathrooms and nearly 2,200 square feet of developed living space + a sunshine basement that is undeveloped offering more living space when developed in the future. Built by Brookfield Residential, this home is nearing completion meaning you could move in this April and enjoy your brand new home all spring long! The warm design palette is both timeless and inviting and flows throughout the entire home. The open concept main level has an expansive kitchen with chimney hood fan, built-in cooktop, oven & microwave and an oversized island that makes for the perfect space to entertain. The large living area is complete with a cantilevered central gas fireplace and the dining area is perfect for hosting guests. Up a half set of stairs is the expansive bonus room with a door leading to the private balcony. Up another half set of stairs on the top level of the home you'll find a primary bedroom complete with walk-in closet and 5 pc ensuite including dual sinks, soaker tub and walk-in shower with a private water closet completing the ensuite. Two more bedrooms, a full bathroom and a large laundry room complete the top level. The sunshine basement has extra large windows which is perfect for capturing additional natural light from the south-facing backyard! This brand new Home includes full builder warranty as well as 10 year Alberta New Home Warranty. \*Note: Photos are from a previous show home and 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**



