



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2201293**

Area: **Silverado**

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

List Price: **\$827,950**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,631 sqft**  
Lot Shape:

Access:

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

DOM

**1**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer**  
Int Feat: **Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Remarks

Pub Rmks: **The stunning Columbia 24 model, built by Brookfield Residential, has been thoughtfully designed with an incredibly functional layout. Featuring an open-concept main living space, it boasts an expansive gourmet kitchen with an oversized island, endless storage, and a main-level office/flex room! With nearly 2,500 square**

feet of living space above grade, this property is ideal for those looking to upsize to a more spacious home without compromising on features. This home offers 4 bedrooms above grade, 2.5 bathrooms, and a basement with 9' foundation walls offering limitless potential. The kitchen features beautiful timeless cabinets, warm quartz countertops and sleek tile backsplash. A suite of built-in appliances, including a chimney hood fan, built-in cooktop, wall oven, and microwave, complete the kitchen. The large main level living area offers ample room for all your furniture and includes a central dining area that divides the living room and kitchen. Rounding out the main level is a rear office overlooking the south-facing backyard, a spacious walk-through pantry, a mudroom off the garage, a walk-in front closet, and a 2-piece powder room. On the upper level you'll find a central bonus room separating the primary bedroom from the secondary rooms. The primary suite is a private retreat, featuring a massive walk-in closet and a luxurious 5-piece ensuite, complete with a large soaker tub, walk-in tiled shower, dual sinks, and a private water closet. Three additional bedrooms, a generously sized 5pc main bathroom with dual sinks, and an oversized laundry room with ample workspace completes the second level. The basement is a blank canvas, ready for the new owner's imagination. It comes equipped with 9-foot foundation walls and rough-ins for a bathroom - making future development easier. This stunning home is steps away from major amenities adding to your everyday convenience. \*\*Please note: photos are from a show home model and are not an exact representation of the property for sale - estimated possession is mid April!

Inclusions:  
Property Listed By:

N/A  
Charles

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



