

\$785,000 - 150 Silver Spruce Grove Sw, Calgary

MLS® #A2193546

\$785,000

3 Bedroom, 3.00 Bathroom, 2,230 sqft
Residential on 0.07 Acres

Silverado, Calgary, Alberta

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.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2193546 |
| Price | \$785,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,230 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 150 Silver Spruce Grove Sw |
| Subdivision | Silverado |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 5M2 |

Amenities

| | |
|----------------|------|
| Amenities | None |
| Parking Spaces | 4 |

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Quartz Counters |
| Appliances | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Front Yard, Private, Rectangular Lot, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 10th, 2025 |
| Days on Market | 53 |
| Zoning | R-G |
| HOA Fees | 1 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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