



**207 Silver Spruce Grove SW
Calgary, Alberta**

MLS # A2146760



\$783,500

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,887 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

This beautiful and brand-new Rundle 24 model is built by award-winning Brookfield Residential and is nearly move-in ready with a possession by the fall. This stunning new home offers an intelligently designed layout that features 2 living areas, 3 bedrooms, 2.5 bathrooms and a large undeveloped walkout basement. Located in the heart of Silver Spruce, this new home has a stunning design palette that is timeless and sophisticated. The double attached garage leads through a large mud room that is attached to a walkthrough pantry connected to the kitchen - making grocery delivery that much easier! The large kitchen features an upgraded appliance package including chimney hood fan, built-in wall oven and a gas cooktop. The kitchen features a large island that offers additional seating space and makes the perfect space to entertain guests. The kitchen overlooks both the dining area and great room which is complete with a central electric fireplace. Lastly, a wall of windows across the back of the home provides a clear view of the backyard from any living space on the main level. Open spindle railing flows from the main level to the upper floor - ensuring natural light flows from top to bottom all day long. The upper level has a central bonus room that is the perfect TV space and separates the primary suite from the secondary bedrooms. The primary suite includes a large bedroom with the upgrade ensuite option that includes dual sinks, soaker tub, walk-in shower and private water closet as well as a large walk-in closet with direct access to the laundry room! Two more generous-sized bedrooms, a full bathroom and a laundry room complete the second floor. The walkout basement has been thoughtfully designed with 9' foundation and ample space for a future fourth bedroom, full bathroom, and rec. room. The home is perfectly located in the community

offer a sunny south-facing backyard that backs onto a green space providing an added level of privacy. This property is perfect for those looking to upgrade to a move up home in an established community with many amenities only a short distance from your home. **Please note: photos are from a show home model and are not an exact representation of the property for sale.