



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

MLS # A2164079



\$860,500

Division:	Silverado		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,665 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

The incredible Purcell 24 built by Brookfield offers nearly 2,700 square feet of living space on the top three levels + a legal basement suite with private entrance! This property is perfect for a large growing family, investor, or those who want plenty of space to host while reducing their monthly costs by renting their legal basement suite. Featuring 3 living areas, a home office, 3 bedrooms, 2 full bathrooms, 2 half baths, a covered balcony, and rear deck + a legal basement suite, 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 and features a large island for 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. 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 top level / loft area of the home is perfect for entertaining and features a wet bar, 2pc bathroom and covered balcony! The professionally developed basement features a 1 bedroom legal suite that is perfect for a rental suite or hosting family. This property is brand new, fully move-in ready and features plenty of upgrades throughout. Builder warranty and Alberta New Home Warranty are included with purchase so you can buy with peace of mind. Purchase now and celebrate the holidays in your brand new home.