



GRASSROOTS
REALTY GROUP

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

MLS # A2201290



\$781,400

Division:	Silverado		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,181 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

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.