

# \$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	50
Zoning	R-G
HOA Fees	1
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Charles
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