

\$827,950 - 287 Silver Spruce Grove Sw, Calgary

MLS® #A2201293

\$827,950

4 Bedroom, 3.00 Bathroom, 2,484 sqft
Residential on 0.08 Acres

Silverado, Calgary, Alberta

The stunning Columbia 24 model, built by Brookfield Residential, has been thoughtfully designed with an incredibly functional layout. Featuring an open-concept main living space, it boasts an expansive gourmet kitchen with an oversized island, endless storage, and a main-level office/flex room! With nearly 2,500 square feet of living space above grade, this property is ideal for those looking to upsize to a more spacious home without compromising on features. This home offers 4 bedrooms above grade, 2.5 bathrooms, and a basement with 9' foundation walls offering limitless potential. The kitchen features beautiful timeless cabinets, warm quartz countertops and sleek tile backsplash. A suite of built-in appliances, including a chimney hood fan, built-in cooktop, wall oven, and microwave, complete the kitchen. The large main level living area offers ample room for all your furniture and includes a central dining area that divides the living room and kitchen. Rounding out the main level is a rear office overlooking the south-facing backyard, a spacious walk-through pantry, a mudroom off the garage, a walk-in front closet, and a 2-piece powder room. On the upper level you'll find a central bonus room separating the primary bedroom from the secondary rooms. The primary suite is a private retreat, featuring a massive walk-in closet and a luxurious 5-piece ensuite, complete with a large soaker tub, walk-in tiled shower, dual sinks, and a private water closet. Three additional



bedrooms, a generously sized 5pc main bathroom with dual sinks, and an oversized laundry room with ample workspace completes the second level. The basement is a blank canvas, ready for the new owner's imagination. It comes equipped with 9-foot foundation walls and rough-ins for a bathroom - making future development easier. This stunning home is steps away from major amenities adding to your everyday convenience. **Please note: photos are from a show home model and are not an exact representation of the property for sale - estimated possession is mid April!

Built in 2025

Essential Information

MLS® #	A2201293
Price	\$827,950
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,484
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	287 Silver Spruce Grove Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5M3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
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