



## 134 Silver Spruce Grove Calgary Alberta

\$898,859

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. (id:6769)

Living room 9.67 Ft x 10.58 Ft

Dining room 8.25 Ft x 7.67 Ft

Primary Bedroom 11.50 Ft x 11.33 Ft

4pc Bathroom Measurements not available

Living room 13.00 Ft x 12.25 Ft

Dining room 9.50 Ft x 11.25 Ft

Other 9.00 Ft x 7.67 Ft

Primary Bedroom 13.08 Ft x 13.08 Ft

5pc Bathroom Measurements not available

Bedroom 11.67 Ft x 12.17 Ft

Bedroom 10.83 Ft x 13.50 Ft

4pc Bathroom .00 Ft

Laundry room Measurements not available

Loft 16.58 Ft x 13.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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2pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Bonus Room 15.67 Ft x 15.75 Ft