



## 207 Silver Spruce Grove Calgary Alberta

\$767,316

This beautiful and brand-new Rundle 24 model is built by award-winning Brookfield Residential and is nearly move-in ready with a possession by the fall. This stunning new home offers an intelligently designed layout that features 2 living areas, 3 bedrooms, 2.5 bathrooms and a large undeveloped walkout basement. Located in the heart of Silver Spruce, this new home has a stunning design palette that is timeless and sophisticated. The double attached garage leads through a large mud room that is attached to a walkthrough pantry connected to the kitchen - making grocery delivery that much easier! The large kitchen features an upgraded appliance package including chimney hood fan, built-in wall oven and a gas cooktop. The kitchen features a large island that offers additional seating space and makes the perfect space to entertain guests. The kitchen overlooks both the dining area and great room which is complete with a central electric fireplace. Lastly, a wall of windows across the back of the home provides a clear view of the backyard from any living space on the main level. Open spindle railing flows from the main level to the upper floor - ensuring natural light flows from top to bottom all day long. The upper level has a central bonus room that is the perfect TV space and separates the primary suite from the secondary bedrooms. The primary suite includes a large bedroom with the upgrade ensuite option that includes dual sinks, soaker tub, walk-in shower and private water closet as well as a large walk-in closet with direct access to the laundry room! Two more generous-sized bedrooms, a full bathroom and a laundry room complete the second floor. The walkout basement has been thoughtfully designed with 9' foundation and ample space for a future fourth bedroom, full bathroom, and rec. room. The home is perfectly located in the community offer a sunny south-facing bac...

Dining room 9.92 Ft x 11.25 Ft

Living room 13.00 Ft x 13.25 Ft

2pc Bathroom Measurements not available

Kitchen 13.25 Ft x 10.17 Ft

Primary Bedroom 12.67 Ft x 12.58 Ft

5pc Bathroom Measurements not available

Bonus Room 15.58 Ft x 11.00 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Bedroom 9.17 Ft x 12.00 Ft

Bedroom 9.00 Ft x 13.42 Ft

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

Listing Presented By:



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