



## 199 Silver Spruce Grove Calgary Alberta

\$799,900

Introducing the Stanley, another BRAND-NEW home built by Excel Homes! This beautifully upgraded home offers a 691 SF FULLY DEVELOPED WALKOUT BASEMENT W/LEGAL SUITE. The above grade of this home offers 1931 SF delivered in an open, family friendly plan. Your main floor offers 9' ceilings & luxury vinyl plank flooring that leads from the spacious foyer to the main living space. You'll find a large L-shaped kitchen w/the island facing your dining nook. Crisp white cabinets, pot/pan drawers, dramatic stone counters & SS appliances (built in microwave & striking chimney hood fan). The dining nook is family sized & is adjacent to the great room - a perfect plan for family gatherings and entertaining! Patio doors lead from your dining nook to the large SOUTH FACING PRESSURE TREATED DECK. Upstairs boasts THREE bedrooms with a dramatic central bonus room with vaulted ceilings, positioned to offer privacy for the spacious primary bedroom. The ensuite bathroom features dual sinks w/lots of storage & separate soaker tub and shower. A family 4-piece bath & conveniently placed laundry room complete this level. All bathrooms offer stone counters. The BASEMENT LEGAL SUITE offers a great sized bedroom, an open family room adjacent to the full-sized kitchen and a full 4-piece bath. There is two furnaces/two hot water tanks & a private patio for your tenants or family. This BUILT GREEN home comes with Smart Home Essential Package, Radon Rough in, energy Star rated appliances, Dual pane Low E windows, hi eff furnace & solar panel rough in - to name a few of the built green features that makes Excel Homes a wise choice. A quick possession is available ! (id:6769)

Primary Bedroom 14.50 Ft x 13.92 Ft

5pc Bathroom 14.08 Ft x 9.08 Ft

Bedroom 13.83 Ft x 10.92 Ft

Bedroom 13.75 Ft x 11.42 Ft

Family room 19.08 Ft x 15.50 Ft

Laundry room 6.92 Ft x 5.50 Ft

4pc Bathroom 8.67 Ft x 4.83 Ft

Living room 14.50 Ft x 8.83 Ft

Bedroom 12.33 Ft x 12.08 Ft

4pc Bathroom 8.17 Ft x 5.17 Ft

Furnace 16.83 Ft x 13.08 Ft

Living room 12.83 Ft x 13.92 Ft

Kitchen 17.25 Ft x 9.75 Ft

Dining room 10.00 Ft x 9.00 Ft

Foyer 9.75 Ft x 9.75 Ft

2pc Bathroom 4.83 Ft x 4.75 Ft

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

Listing Presented By:



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Kitchen 18.42 Ft x 6.25 Ft