



## 243 Silver Spruce Grove Calgary Alberta

\$869,900

Uncover the charm of Silver Spruce; nestled in the sought-after community of Silverado w/easy access to major routes, shopping, schools & amenities. Welcome to the COLLINGWOOD - a BRAND-NEW home built by Excel homes. This amazing family home has it all - it's loaded with upgrades - has a SOUTH FACING BACKYARD - BACKS TO A GREEN SPACE & WALKING PATH and a SEPARATE ENTRANCE TO FULLY DEVELOPED LEGAL BASEMENT SUITE!!! This home offers over 2200 sf & is delivered in an open plan, designed for families & entertaining. Main floor boasts a spacious entry, 1/2 bath & front flex room. The impressive kitchen is open to the great room & dining nook. You'll notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your SOUTH FACING backyard thru the oversized patio doors, to your "already built" deck! Your Impressive kitchen features loads of cabinets & drawers, SS appliances incl chimney fan & BI microwave. You'll love the large island & huge walk-in pantry! The family room & dining area are connected & offer huge family / entertaining potential. 9' ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'll find FOUR spacious bedrooms! The primary suite is separated from the 3 others by a huge bonus room that offers vaulted ceilings & pot lighting. The primary suite also features a spa like ensuite & walk in closet. Your laundry room & family bathroom complete this level. THE BASEMENT is fully developed & has a PRIVATE / SEPARATE side entry that leads to your 2-bedroom LEGAL suite, perfect for rental income, extended family or a live-in nanny! This level offers is built to upstairs standards & featuring TWO BEDROOMS, a FULL KITCHEN (w/SS appliances), FAMILY ROOM, laundry & 4 PCE BATH. All utilities are separate from the main floor - 2 furnaces & hot water tanks & laundry. This is a must-s...

Primary Bedroom 14.58 Ft x 12.50 Ft

Other 10.58 Ft x 7.00 Ft

5pc Bathroom 11.58 Ft x 10.50 Ft

Bedroom 13.67 Ft x 11.58 Ft

Bedroom 15.33 Ft x 12.83 Ft

Bedroom 12.17 Ft x 9.92 Ft

Bedroom 11.50 Ft x 9.75 Ft

4pc Bathroom 7.67 Ft x 4.92 Ft

Furnace 11.58 Ft x 9.83 Ft

Living room 15.83 Ft x 12.75 Ft

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

Listing Presented By:



Originally Listed by:  
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4pc Bathroom 11.67 Ft x 5.25 Ft  
Family room 17.25 Ft x 14.50 Ft  
Laundry room 7.67 Ft x 5.25 Ft  
Kitchen 12.75 Ft x 11.25 Ft  
Family room 13.67 Ft x 11.83 Ft

Kitchen 15.25 Ft x 14.83 Ft  
Pantry 8.83 Ft x 5.33 Ft  
Dining room 10.58 Ft x 7.00 Ft  
Office 11.50 Ft x 8.67 Ft