



## 275 Silver Spruce Grove Calgary Alberta

\$798,999

Move-In Ready - Immediate Possession Available! The stunning Columbia by Brookfield Residential offers nearly 2,500 square feet of beautifully designed living space, perfectly blending style, function, and comfort. Ideally situated backing onto green space with a south-facing backyard for optimal sunshine, this home has the perfect lot in Silver Spruce! Thoughtfully planned for modern living, this home features an open-concept main floor centered around an impressive gourmet kitchen with an oversized island, elegant two-tone cabinetry with natural wood upper cabinets and timeless white lower cabinets. The kitchen is complete with white quartz countertops, a sleek stacked subway tile backsplash, and a premium suite of built-in stainless-steel appliances including a gas cooktop, chimney hood fan, wall oven, and microwave. The main level provides generous space for entertaining with a bright, open living area and a central dining space that connects seamlessly to the kitchen. A central gas fireplace anchors the main living space with a wall of south-facing windows allowing natural light to pour through the space. A convenient rear office/flex room offers a quiet retreat overlooking the backyard -perfect for a children's play area or work-from-home space. Additional highlights include a walk-through pantry, a mudroom off the garage, a walk-in front closet, and a 2-piece powder room. Natural wood and iron spindle railings lead to the upper level with a thoughtful design that includes a central bonus room that provides separation and privacy between the primary suite and secondary bedrooms. The luxurious primary retreat features a massive walk-in closet and a spa-inspired 5-piece ensuite complete with dual sinks, a walk-in tiled shower, a deep soaker tub with south-facing windows, and a private water closet. Two additional bedrooms, including one with a vaulted ceiling, ...

Great room 13.17 Ft x 20.58 Ft

Dining room 9.17 Ft x 13.08 Ft

Other 8.92 Ft x 8.67 Ft

2pc Bathroom Measurements not available

Bonus Room 15.75 Ft x 12.00 Ft

Primary Bedroom 12.58 Ft x 13.33 Ft

5pc Bathroom Measurements not available

Bedroom 12.42 Ft x 10.00 Ft

Bedroom 9.42 Ft x 11.42 Ft

4pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Charles

<http://www.kevinfrench.ca/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)