



## Spruce Grove Alberta

\$448,250

The Sylvan exudes superior craftsmanship, featuring 9' ceilings and Luxury Vinyl Plank flooring that transitions from an inviting foyer into a sun-filled front great room. The central kitchen functions as a stylish hub, equipped with quartz surfaces, a flush-ledge island with a Silgranit sink, and upgraded soft-close cabinetry paired with a tucked-away pantry. Uniquely designed for flexibility, the rear of the main floor includes a secluded bedroom and a full three-piece bath with a walk-in shower, situated near a bright nook and garden door. Upstairs, the primary suite offers a private sanctuary with a walk-in closet and ensuite, while two additional bedrooms share a second full bath and a convenient laundry closet. Finished with modern black fixtures and a rear parking pad with optional garage potential, this four-bedroom layout delivers exceptional utility and elegance. (id:6769)

Living room 3.74 m X 3.7 m

Dining room 2.81 m X 2.88 m

Kitchen 4.12 m X 2.48 m

Bedroom 2 3.19 m X 2.75 m

Primary Bedroom 3.85 m X 3.29 m

Bedroom 3 3.45 m X 2.95 m

Bedroom 4 3.19 m X 2.74 m

Bonus Room 3.46 m X 3.18 m

Laundry room 1.8 m X 1.12 m

Listing Presented By:



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