



GRASSROOTS

REALTY GROUP

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**135 Silver Spruce Grove SW
Calgary, Alberta**

MLS # A2306907



\$849,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,498 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Greenbelt, Landscaped, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to 135 Silver Spruce Grove, a show-home worthy estate nestled within the prestigious enclave of homes in Silver Spruce, Silverado. This residence was built by the highly regarded Brookfield Homes and showcases the award winning 'Columbia' floor plan, known for its thoughtful design. With opulent finishes, premium selections and a palette that compliments every era, this residence transcends time and trends. You will love the striking, modern exterior, and the desirable location, west-backing unto a serene pathway and greenspace! The impressive main features 'ceilings and luxury vinyl plank flooring coloured in 'Willow', illuminated by the plethora of natural light beaming through the expansive triple-pane-windows on this floorplan. The chef-inspired kitchen is extraordinary, with a remarkable island as the showpiece! This designer kitchen is curated with contrasting two-tone cabinetry in Ivory and Natural Halifax Oak, offering brilliant dimension. This culinary retreat is framed with stunning full height Oak Shaker Cabinetry, and is enhanced with lux tile, gorgeous quartz counters, alongside the state-of-the-art appliance suite. The notable family room features a gas fireplace as its centrepiece and for memorable dinners, an open-concept dining area awaits. A rare feature of this floorplan is the impressive size of the main living areas, including the addition of a den located at the back of the residence. The den overlooks your backyard oasis and is the perfect in-home office or children's area. Ascend upstairs, and into your lavish primary suite featuring a boutique worthy dressing room and a designer five-piece spa. The spa is elevated by a soaker tub, lush shower and dual vanities! The upper has a split wing design, with two spacious bedrooms ensconced on one end of the residence, both with walk-in

closets, and one with extravagant vaulted ceilings! The generous bonus room allows for privacy and separation between the primary suite and secondary bedrooms. This level features laundry and another five-piece bath. The lower level awaits your creativity, with desirable 9' ceilings and a separate entrance — for future suite development (with city approval) as an ideal space for your kids or in-laws! This residence captures the allure of a brand-new build with its pristine like-new condition, while presenting the advantages of having remaining warranty, an ideal possession timeline, and the ability to save on the gst! Plus, the value of having extensive upgrades on a premium lot, along with motorized Hunter Douglas blinds, air-conditioning, pax wardrobe systems and professionally curated landscaping — with lush greenspace, a tiered deck in vinyl and stone, a gorgeous fence and aspens for privacy. Silver Spruce offers modern living in an established community, with parks, schools and amenities just minutes away including Spruce Meadows, Fish Creek, and multiple world class golf courses! This estate is waiting for a connoisseur of fine living to call it home!