



GRASSROOTS
REALTY GROUP

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

MLS # A2308493



\$879,900

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, and Refrigerator in Basement Suite

Silver Spruce presents a stunning BRAND-NEW home built in 2025 by Brookfield Homes under NEW HOME WARRANTY steps away from a park. Offering over 2,900 sq ft of total developed living space including 1 bedroom spacious basement LEGAL suite, this beautifully designed home backs onto a paved walking pathway and greenspace with a sunny south-facing backyard framed by mature trees for exceptional privacy, tucked away on a quiet street away from the noise of Stoney Trail. Inside, you'll love the bright and airy layout featuring 9' ceilings on both the main floor and basement, large windows throughout, luxury vinyl plank flooring, and an upscale modern design. The chef-inspired gourmet kitchen is a true showpiece with full-height two-tone cabinetry, upgraded quartz countertops, an undermount Silgranit sink, upgraded refrigerator, induction cooktop, built-in wall oven and microwave, premium chimney hood fan, spacious island, and a walk-through pantry conveniently connecting to the mudroom. Gas line to BBQ conveniently located next to patio door. The main floor office/den creates the ideal work-from-home space while the open-concept living and dining areas are designed for both entertaining and everyday living. Upstairs, the massive bonus room showcases an impressive wall of windows that fills the upper level with natural light. The spacious primary retreat features a luxurious 5 pc ensuite complete with a freestanding soaker tub, dedicated makeup vanity area, and walk-in closet. Two additional spacious bedrooms, an upper laundry room, and thoughtful family-friendly design complete the upper level. The builder-developed LEGAL basement suite offers over 700 sq ft of fully self-contained living space with a separate side entrance, separate furnace and laundry, spacious living and dining areas, full kitchen, bedroom, and bathroom —

making it ideal for extended family, guests, or rental income potential. **Some images have been virtually/digitally staged to illustrate possible furnishings and layout.