GRASSROOTS REALTY GROUP

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90 Silver Spruce Road SW
Calgary, Alberta

MLS # A2316485

$784,399

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,230 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Pie Shape		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	RG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Introducing the Purcell 24 by Brookfield Residential - a beautifully designed, brand-new home situated on a desirable pie lot backing onto peaceful green space in the established community of Silverado. Offering nearly 2,250 sq. ft. of thoughtfully planned living space above grade, this 3-bedroom, 2.5-bathroom home combines modern finishes, functional family living, and future potential, complete with a double attached garage and an unfinished sunshine basement. Step inside to a bright and inviting main floor where open-concept design creates the perfect setting for both everyday living and entertaining. The spacious great room serves as the heart of the home and is anchored by a stylish fireplace, creating a warm and welcoming atmosphere. The kitchen is equally impressive, featuring a chimney hood fan, upgraded refrigerator, ample cabinetry, and a functional layout that flows seamlessly into the dining area. A walk-through pantry conveniently connects to the mudroom, enhancing both storage and everyday practicality. A 2-piece powder room and elegant railing from the main to upper level complete the main floor. On the upper level, a centrally located bonus room provides valuable additional living space, perfect for a media room, play area, or home office. The spacious primary suite offers a private retreat, complete with a walk-in closet and a beautifully upgraded 5-piece ensuite featuring dual sinks, a fully tiled shower, and a relaxing soaker tub. Two additional bedrooms, a full bathroom, and a convenient upper-level laundry room complete the upper floor. The unfinished sunshine basement offers exceptional future potential, featuring large windows that bring in abundant natural light, rough-ins for a future laundry area and sink, and a side entry for added flexibility. Whether you envision additional living space, a home gym, or future development, the

possibilities are endless. Outside, enjoy the privacy and beauty of backing directly onto green space. A rear deck with stairs and a gas line for your BBQ create the perfect outdoor setting for relaxing and entertaining, while front landscaping is included for added curb appeal. Nestled in the rolling hills of southwest Calgary, Silverado offers an exceptional lifestyle with access to parks, pathways, schools, shopping, and major transportation routes. Backed by Builder and Alberta New Home Warranty, as well as an industry-leading myHome 3-Year Maintenance program, this home offers peace of mind along with modern comfort, thoughtful design, and a location you'll love for years to come. *Please note: Property is under construction and photos are from a show home and may not reflect the exact finishes of the property for sale.

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