

# \$799,900 - 299 Silver Spruce Grove Sw, Calgary

MLS® #A2201291

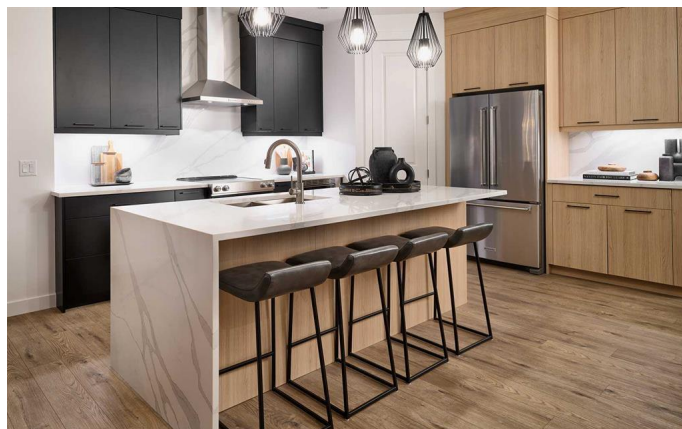
**\$799,900**

3 Bedroom, 3.00 Bathroom, 2,133 sqft

Residential on 0.09 Acres

Silverado, Calgary, Alberta

This stunning brand-new home in Silver Spruce, The 'Robson 24', features a striking Heritage elevation and boasts 3 bedrooms, 2.5 bathrooms, 2 living areas, and a double attached garage with over 2,100 square feet of living space + an undeveloped basement. The main level of the home features a central curved staircase, offering a unique design rarely seen in homes of this size. The main level showcases resilient vinyl plank flooring throughout, while the gourmet kitchen is equipped with a chimney hood fan, built-in cooktop, built-in oven and microwave, and a large corner pantry. Rich cabinetry complements the kitchen, which is complete with an accent island in dark oak. The kitchen flows seamlessly into the living and dining areas, making it the perfect space for entertaining. Expansive windows throughout the home flood the space with natural light from the south-facing backyard. The main entertaining area is anchored by a central fireplace in the great room and a spiral staircase that leads to the upper level. Completing the main level is a large flex space which can easily serve as a home office or bedroom, as well as a full bathroom with a tub/shower. The spiral staircase, with open spindles, leads to a second-level bonus room that separates the primary suite from the secondary bedrooms. The spacious primary bedroom is highlighted by a soaring vaulted ceiling and includes an expansive walk-in closet and a luxurious 5-piece ensuite,



featuring dual sinks, a soaker tub, a walk-in shower and private water closet. Two additional bedrooms, a laundry room, and a full bathroom complete the upper level. The lower level is ready for future development (subject to city permits and approvals) and has bathroom rough-ins in place. The double attached garage ensures your vehicle and valuables remain secure year-round. This brand-new home is backed by a 2-year builder warranty, as well as a 10-year Alberta New Home Warranty. Move in this spring and make this exceptional property your new home!

**\*\*Please note:** Photos are from a show home model and not an extra representation of the property for sale - property is set for completion mid April.

Built in 2025

### **Essential Information**

MLS® #	A2201291
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,133
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	299 Silver Spruce Grove Sw
Subdivision	Silverado
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2X 5M3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 12th, 2025
Days on Market	37
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.