

# \$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 32  
Zoning R-G  
HOA Fees 210  
HOA Fees Freq. ANN

### Listing Details

Listing Office Charles

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