

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

**MLS # A2283857**

**\$764,500**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,229 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In		
<b>Inclusions:</b>	N/A		

Welcome to the Purcell 24 - a brand new home with 2 living areas, 4 bedrooms, 2.5 bathrooms, a home office / flex space and an undeveloped walkout basement that awaits your imagination! Situated on a bright and sunny lot with a south-facing backyard, this beautiful new home has a Rustic Contemporary exterior and timeless finishing throughout. The main level is anchored by a bright, open-concept design and features a large central den/flex space - perfect for a home office or study. The stunning kitchen is finished with timeless white and wood shaker cabinetry, a large central island with seating, and a convenient walk-through pantry connecting directly to the mudroom and garage, offering exceptional everyday functionality. The kitchen seamlessly flows into the spacious living and dining areas, creating an inviting space for entertaining and family gatherings. A wall of windows and patio doors on the back of the home overlook the backyard and allow for optimal natural light to flow throughout the home with the backyard's south exposure. The main level great room has a central fireplace that is perfect for cozy winter nights. On the upper level, a generous central bonus room thoughtfully separates the primary retreat from the other three bedrooms. The primary suite is a true retreat, complete with soaring vaulted ceilings, an expansive walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, and a walk-in tiled shower. Three additional bedrooms, a full 5-piece bathroom with dual sinks, and a dedicated laundry space complete the upper level. This brand-new home is fully move-in ready and showcases quality upgrades throughout and exceptional resale value and appeal with 4 bedrooms above grade, a dedicated home office space and a full walkout basement that offers endless future development possibilities.

Both Builder Warranty and Alberta New Home Warranty are included, allowing you to purchase with confidence and peace of mind. Buy now and be settled right away into your brand new home!