$819,000 - 275 Silver Spruce Grove Sw, Calgary

MLS® #A2267309

$819,000

3 Bedroom, 3.00 Bathroom, 2,484 sqft
Residential on 0.08 Acres

Silverado, Calgary, Alberta

Move-In Ready - Immediate Possession Available! The stunning Columbia by Brookfield Residential offers nearly 2,500 square feet of beautifully designed living space, perfectly blending style, function, and comfort. Ideally situated backing onto green space with a south-facing backyard for optimal sunshine, this home has the perfect lot in Silver Spruce! Thoughtfully planned for modern living, this home features an open-concept main floor centered around an impressive gourmet kitchen with an oversized island, elegant two-tone cabinetry with natural wood upper cabinets and timeless white lower cabinets. The kitchen is complete with white quartz countertops, a sleek stacked subway tile backsplash, and a premium suite of built-in stainless-steel appliances including a gas cooktop, chimney hood fan, wall oven, and microwave. The main level provides generous space for entertaining with a bright, open living area and a central dining space that connects seamlessly to the kitchen. A central gas fireplace anchors the main living space with a wall of south-facing windows allowing natural light to pour through the space. A convenient rear office/flex room offers a quiet retreat overlooking the backyard -perfect for a children's play area or work-from-home space. Additional highlights include a walk-through pantry, a mudroom off the garage, a walk-in front closet, and a 2-piece powder room. Natural wood and iron spindle railings lead to the upper level with a thoughtful design that

includes a central bonus room that provides separation and privacy between the primary suite and secondary bedrooms. The luxurious primary retreat features a massive walk-in closet and a spa-inspired 5-piece ensuite complete with dual sinks, a walk-in tiled shower, a deep soaker tub with south-facing windows, and a private water closet. Two additional bedrooms, including one with a vaulted ceiling, a spacious main bathroom, and a large laundry room with ample workspace complete the upper level. The lower level, with 9-foot foundation walls and rough-ins for a future bathroom, is ready for your personal touch - whether you envision a home gym and / or recreation area, there is plenty of space for a bedroom, bathroom and living area! Perfectly situated in the desirable new community of Silver Spruce, this home backs onto a tranquil green space and is just steps from scenic pathways and a playground, while remaining only minutes from major amenities. The south-facing lot will provide optimal natural light both inside and out all year long. Purchase with peace of mind - builder warranty + Alberta New Home Warranty are included with this brand new home.

Built in 2025

Essential Information

MLS® #	A2267309
Price	$819,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,484
Acres	0.08
Year Built	2025

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	275 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	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	11
Zoning	RG
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles

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