

# \$840,750 - 283 Silver Spruce Grove Sw, Calgary

MLS® #A2201290

**\$840,750**

3 Bedroom, 3.00 Bathroom, 2,181 sqft  
Residential on 0.08 Acres

Silverado, Calgary, Alberta

This brand new four-level split, The Hudson, features 3 bedrooms, 2.5 bathrooms and nearly 2,200 square feet of developed living space + a sunshine basement that is undeveloped offering more living space when developed in the future. Built by Brookfield Residential, this home is nearing completion meaning you could move in this April and enjoy your brand new home all spring long! The warm design palette is both timeless and inviting and flows throughout the entire home. The open concept main level has an expansive kitchen with chimney hood fan, built-in cooktop, oven & microwave and an oversized island that makes for the perfect space to entertain. The large living area is complete with a cantilevered central gas fireplace and the dining area is perfect for hosting guests. Up a half set of stairs is the expansive bonus room with a door leading to the private balcony. Up another half set of stairs on the top level of the home you'll find a primary bedroom complete with walk-in closet and 5 pc ensuite including dual sinks, soaker tub and walk-in shower with a private water closet completing the ensuite. Two more bedrooms, a full bathroom and a large laundry room complete the top level. The sunshine basement has extra large windows which is perfect for capturing additional natural light from the south-facing backyard! This brand new Home includes full builder warranty as well as 10 year Alberta New Home Warranty.

\*Note: Photos are from a previous show home



and are not an exact representation of the property for sale.

Built in 2025

### Essential Information

MLS® #	A2201290
Price	\$840,750
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,181
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	283 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, Vaulted Ceiling(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, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	33
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

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

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