

# \$755,000 - 83 Silver Spruce Bay Sw, Calgary

MLS® #A2226919

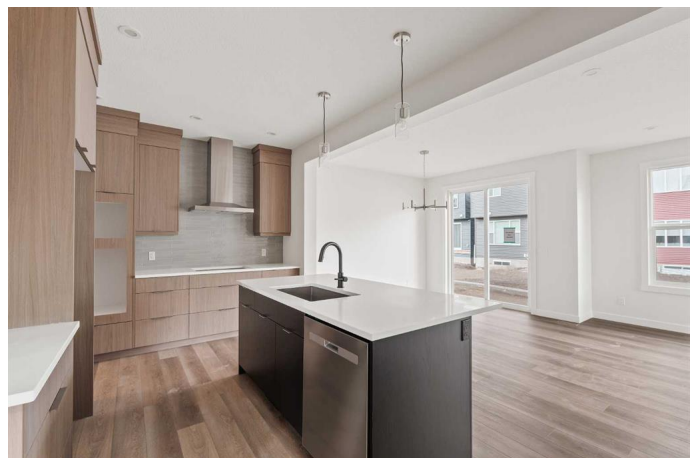
**\$755,000**

3 Bedroom, 3.00 Bathroom, 1,887 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

This brand-new home built by award-winning Brookfield Residential is move-in ready! This "Rundle 24"™ has a Farmhouse exterior and features 2 living areas, 3 bedrooms, 2.5 bathrooms and an undeveloped basement that has enough space to accommodate a large rec room, bedroom and bathroom (rough-ins in place). The chef-inspired kitchen is equipped with a built-in oven & microwave, chimney range hood and built-in cooktop. It also features a spacious walkthrough pantry, conveniently accessed from the mudroom leading to the double attached garage, improving everyday functionality. Open to both the living and dining areas, the kitchen creates a seamless flow perfect for entertaining. A wall of windows spans across the back of the home, flooding the main floor with natural light and patio doors off of the dining area provide direct access to the backyard. The cozy electric fireplace in the living area adds a warm touch, perfect for winter evenings. Natural wood railings with iron spindles lead to the second level, where you'll find a central bonus room that separates the primary suite from the secondary bedrooms, providing both privacy and space. The large primary bedroom features a luxurious 5-piece ensuite with dual sinks, a soaker tub, a walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms, a full bathroom, large linen closet and full laundry room complete the upper level. The nearly 800 square foot basement is ready for your personal touch with



endless options for future development. This home comes with Builder Warranty and Alberta New Home Warranty, giving you peace of mind with your purchase. Fully complete and move-in ready, this home is perfect for a growing family!

Built in 2025

**Essential Information**

MLS® #	A2226919
Price	\$755,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,887
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	83 Silver Spruce Bay Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5L9

**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, Separate Entrance, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	June 13th, 2025
Days on Market	3
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.