

# \$879,900 - 98 Silver Spruce Road Sw, Calgary

MLS® #A2244537

**\$879,900**

6 Bedroom, 4.00 Bathroom, 2,217 sqft  
Residential on 0.08 Acres

Silverado, Calgary, Alberta

Uncover the charm of Silver Spruce; nestled in the sought-after community of Silverado w/easy access to major routes, shopping, schools & amenities. Welcome to the COLLINGWOOD â€” a BRAND-NEW home built by Excel homes. This amazing family home has it all â€” itâ€™s loaded with upgrades â€” SEPARATE ENTRANCE TO FULLY DEVELOPED, TWO BEDROOM LEGAL BASEMENT SUITE!!! This home offers over 2200 sf & is delivered in an open plan, designed for families & entertainment. Main floor boasts a spacious entry, Â½ bath & front flex room. The impressive kitchen is open to the great room & dining nook. Youâ€™ll notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your backyard thru the oversized patio doors, to your â€œalready builtâ€• deck! Your Impressive kitchen features loads of cabinets & drawers, SS appliances incl chimney fan & BI microwave. Youâ€™ll love the large island & huge walk-in pantry! The family room & dining area are connected & offer huge family / entertaining potential. 9â€™ ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs youâ€™ll find FOUR spacious bedrooms! The primary suite is separated from the 3 others by a huge bonus room that offers vaulted ceilings & pot lighting. The primary suite also features a spa like ensuite & walk in closet. Your laundry room & family bathroom complete this level. THE BASEMENT is fully



developed & has a PRIVATE / SEPARATE side entry that leads to your 2-bedroom LEGAL suite, perfect for rental income, extended family or a live-in nanny! This level is built to upstairs standards & featuring TWO BEDROOMS, a FULL KITCHEN (w/SS appliances), FAMILY ROOM, laundry & 4 PCE BATH. All utilities are separate from the main floor – 2 furnaces & hot water tanks & laundry. This is a must-see home w/the perfect location.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244537    |
| Price          | \$879,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,217       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 98 Silver Spruce Road Sw |
| Subdivision | Silverado                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 6A7                  |

**Amenities**

|           |       |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                               |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Electric                                                                                 |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full, Suite                                                                    |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Playground |
| Lot Description   | Front Yard, Rectangular Lot                |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame                                 |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 16               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.