

# \$699,999 - 83 Silver Spruce Bay Sw, Calgary

MLS® #A2226919

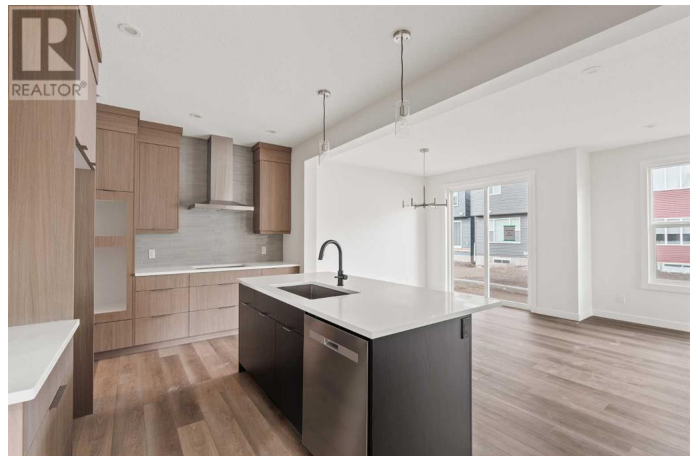
**\$699,999**

3 Bedroom, 3.00 Bathroom, 1,887 sqft

Single Family 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! (id:6289)

Built in 2025

**Essential Information**

Listing #	A2226919
Price	\$699,999
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,887
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	83 Silver Spruce Bay Sw
Subdivision	Silverado
City	Calgary
Province	Alberta
Postal Code	T2X5L9

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan
Heating	Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

## Exterior

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office Charles



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