

\$764,900 - 77 Silver Spruce Court Sw, Calgary

MLS® #A2237057

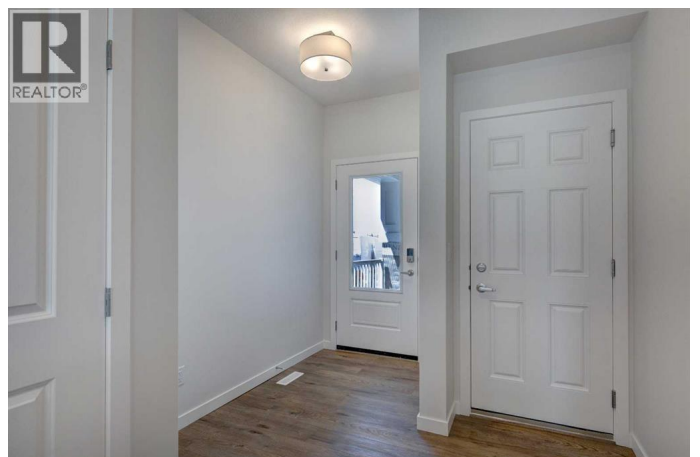
\$764,900

3 Bedroom, 3.00 Bathroom, 2,222 sqft

Single Family 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€” has a SOUTH FACING BACKYARD â€” BACKS TO A GREEN SPACE & WALKING PATH. There is a SEPERATE entrance to the basement stairwell - and all the rough in's are in place for future LEGAL suite (subject to city permits & approvals)! This home offers over 2200 sf & is delivered in an open plan, designed for families & entertaining. 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 (3 panel sliders in the family room), flooding this home w/natural daylight. Exit to your SOUTH FACING backyard thru the oversized patio doors. Your Impressive kitchen features loads of cabinets & drawers, SS appliances. Youâ€™ll love the large island, stone counter tops, pot lighting & HUGE walk-in pantry! The family room & dining area are connected & offer huge family / entertaining potential. 9â€™ KNOCKDOWN ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs youâ€™ll find three spacious bedrooms! The primary suite is separated from the 2 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 undeveloped, but has all the rough in's for a future 2 bedrooms suite (subject to city permits & approvals)... & has a PRIVATE / SEPARATE side entry; perfect for rental income, extended family or a live-in nanny! Additional extras incl a gas line to BBQ, Smart Home Essentials like Ring Doorbell, wi-fi garage door opener, thermostate & numerous USB ports! This is a BUILT GREEN home with all the cost sav ing features that make Excel Homes a wise choice ! (id:6289)

Built in 2025

Essential Information

Listing #	A2237057
Price	\$764,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,222
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	77 Silver Spruce Court Sw
Subdivision	Silverado
City	Calgary
Province	Alberta
Postal Code	T2X6A8

Amenities

Amenities	Playground, Schools, Shopping, Other
Features	See remarks, Other, No Animal Home, No Smoking Home

Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer
Heating	Natural gas 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	CIR Realty
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