

# \$849,900 - 98 Silver Spruce Road Sw, Calgary

MLS® #A2244537

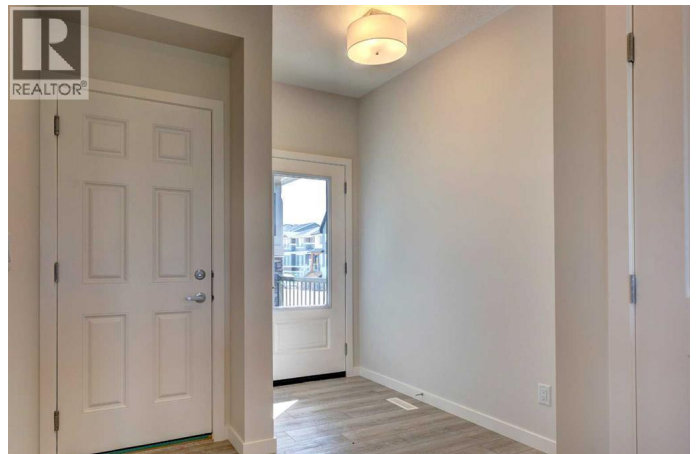
**\$849,900**

6 Bedroom, 4.00 Bathroom, 2,217 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 – a BRAND-NEW home built by Excel homes. This amazing family home has it all – it's loaded with upgrades – 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, ½ bath & front flex room. The impressive kitchen is open to the great room & dining nook. You'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 already built deck! Your Impressive kitchen features loads of cabinets & drawers, SS appliances incl chimney fan & BI microwave. You'll love the large island & huge walk-in pantry! The family room & dining area are connected & offer huge family / entertaining potential. 9' ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'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 â€” 2 furnaces & hot water tanks & laundry. This is a must-see home w/the perfect location. (id:6289)

Built in 2025

**Essential Information**

Listing #	A2244537
Price	\$849,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,217
Acres	0.08
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	98 Silver Spruce Road Sw
Subdivision	Silverado
City	Calgary
Province	Alberta
Postal Code	T2X6A7

**Amenities**

Amenities	Playground, Schools, Shopping, Other
Features	Other, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Suite

## Exterior

Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      CIR Realty



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