

\$729,999 - 80 Silver Spruce Bay Sw, Calgary

MLS® #A2264925

\$729,999

4 Bedroom, 4.00 Bathroom, 1,860 sqft

Single Family on 0.10 Acres

Silverado, Calgary, Alberta

An incredible opportunity to own a brand new home, the Carlisle II in desirable Silver Spruce! This home is situated on a bright and sunny oversized pit lot spanning 4,500 ft² in size! Featuring 4 bedrooms (3 up, 1 down), 3.5 bathrooms and two living spaces + a fully legal one bedroom basement suite, this property is perfect for investors, multi-generational living or those that want to decrease their costs by renting their basement! Built by Brookfield Residential, the Carlisle II model is a stunning home with 1,860 square ft. of living space above grade. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan, gas range and a built-in microwave. The main floor features a large great room with plenty of natural light and has an open concept design that is perfect for entertaining. Luxurious and resilient LVP flooring flows throughout the main level, making it perfect for those with children and pets. The main level is complete with a flex space that is perfect for a home office or children's play space with sliding doors for privacy, and a 2 pc bathroom. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of the large primary suite with a private balcony with views to the adjacent green space and a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and upper level laundry room complete the



second level. The basement has a fully legal one bedroom suite with a full kitchen (appliances included), dining / living area, bedroom, full bathroom and private laundry. The legal suite is accessed by its own private side entrance - completely self contained. This home is brand new and upgraded both inside and out with spindle railings, knockdown ceilings, BBQ gas line and an expansive pie lot providing endless possibilities for your outdoor space! Complete with full Alberta New Home Warranty + builder warranty, ensuring you can purchase with peace of mind! *Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.
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Built in 2025

Essential Information

Listing #	A2264925
Price	\$729,999
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,860
Acres	0.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	80 Silver Spruce Bay Sw
Subdivision	Silverado
City	Calgary
Province	Alberta
Postal Code	T2X5L9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Charles



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