

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

MLS® #A2226919

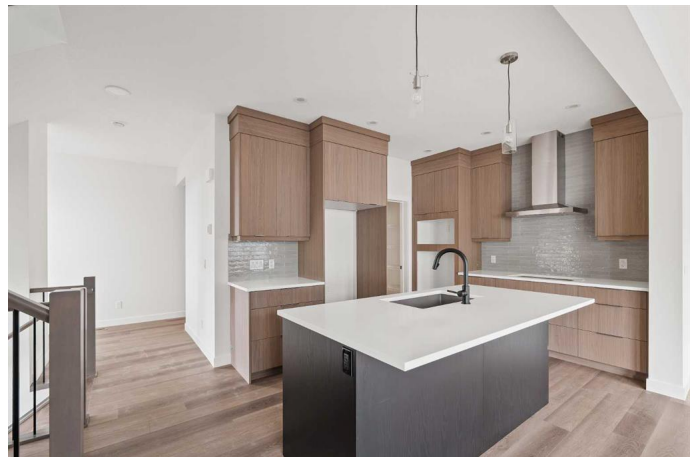
**\$699,999**

3 Bedroom, 3.00 Bathroom, 1,887 sqft

Residential 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!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226919    |
| Price          | \$699,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,887       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 83 Silver Spruce Bay Sw |
| Subdivision | Silverado               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2X 5L9                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Built-In Oven, Gas Cooktop                                |
| Heating           | Forced Air                                                                                                                |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Electric                                                                                                                  |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished, Exterior Entry                                                                                          |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Entrance, Private Yard      |
| Lot Description   | Back Yard, Front Yard, Interior Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Wood Frame                          |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 122             |
| Zoning         | R-G             |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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