

# \$809,999 - 67 Silver Spruce Bay Sw, Calgary

MLS® #A2248044

**\$809,999**

3 Bedroom, 3.00 Bathroom, 2,484 sqft

Residential on 0.07 Acres

Silverado, Calgary, Alberta

The beautiful Columbia model, built by Brookfield Residential, has been thoughtfully designed with an incredibly functional layout. Featuring an open-concept main living space, it boasts an expansive gourmet kitchen with an oversized island, endless storage, and a main-level office/flex room! With nearly 2,500 square feet of living space above grade, this property is ideal for those looking to upsize to a more spacious home without compromise. Situated on a lot with a west-facing backyard, this home offers 2 living areas, a home office space, 3 bedrooms, 2.5 bathrooms, and an undeveloped basement with limitless potential. The kitchen features beautiful timeless warm cabinets with an accent island in warm wood tones, light quartz countertops and sleek tile backsplash. A suite of built-in appliances, including a chimney hood fan, built-in cooktop, wall oven, and microwave, complete the kitchen. The large main level living area offers ample room for all your furniture and includes a central dining area that divides the living room and kitchen. Rounding out the main level is a rear office with double doors that overlooks the west-facing backyard, a spacious walk-through pantry, a mudroom off the garage, a walk-in front closet, and a 2-piece powder room. On the upper level you'll find a central bonus room separating the primary bedroom from the secondary rooms. The primary suite is a private retreat, featuring a massive walk-in closet and a luxurious 5-piece ensuite, complete with a large soaker



tub, walk-in tiled shower, dual sinks, and a private water closet. Two additional bedrooms each complete with their own walk-in closets and one with a vaulted ceiling, a generously sized 4pc main bathroom, and an oversized laundry room with ample workspace completes the second level. The basement is a blank canvas, ready for the new owner's imagination. It comes equipped with a private side entrance and all of the rough-ins for a bathroom and suite (subject to local municipality guidelines and approval) - making future development so much easier! This stunning home is steps away from major amenities adding to your everyday convenience and it is fully move-in ready!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248044    |
| Price          | \$809,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,484       |
| Acres          | 0.07        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 67 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, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Built-In Refrigerator, Dishwasher, Dryer, Microwave, Range Hood, Washer, Built-In Oven, Gas Cooktop  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard  
Lot Description Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 13th, 2025  
Days on Market 61  
Zoning RG  
HOA Fees 210  
HOA Fees Freq. ANN

### Listing Details

Listing Office Charles

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