

## 77 Silver Spruce Court SW Calgary, Alberta

**MLS # A2237057**



**\$789,900**

<b>Division:</b>	Silverado		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,222 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance		

**Inclusions:** NONE

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 & has a SOUTH FACING BACKYARD & 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, & 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 (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. You'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. 9' KNOCKDOWN ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'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 saving features that make Excel Homes a wise choice !