

## 67 Silver Spruce Bay SW Calgary, Alberta

**MLS # A2248044**



**\$809,999**

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Silverado                                                     |               |                  |
| <b>Type:</b>     | Residential/House                                             |               |                  |
| <b>Style:</b>    | 2 Storey                                                      |               |                  |
| <b>Size:</b>     | 2,484 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 Attached                                        |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot |               |                  |

|                    |                                                                                                                                                                                 |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Tile, Vinyl                                                                                                                                                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                                                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                                                      | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | 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) |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                                             |                   |    |

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!