# \$829,900 - 98 Silver Spruce Road Sw, Calgary

MLS® #A2244537

## \$829,900

6 Bedroom, 4.00 Bathroom, 2,217 sqft Residential on 0.08 Acres

Silverado, Calgary, Alberta

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 â€" it's loaded with upgrades â€" SEPARATE ENTRANCE TO FULLY DEVELOPED, TWO BEDROOM LEGAL BASEMENT SUITE!!! This home offers over 2200 sf & is delivered in an open plan, designed for families & entertainment. Main floor boasts a spacious entry, ½ bath & front flex room. The impressive kitchen is open to the great room & dining nook. You'II notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your backyard thru the oversized patio doors, to your "already built― deck! Your Impressive kitchen features loads of cabinets & drawers, SS appliances incl chimney fan & BI microwave. You'II love the large island & huge walk-in pantry! The family room & dining area are connected & offer huge family / entertaining potential. 9' ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'II find FOUR spacious bedrooms! The primary suite is separated from the 3 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 fully







developed & has a PRIVATE / SEPARATE side entry that leads to your 2-bedroom LEGAL suite, perfect for rental income, extended family or a live-in nanny! This level is built to upstairs standards & featuring TWO BEDROOMS, a FULL KITCHEN (w/SS appliances), FAMILY ROOM, laundry & 4 PCE BATH. All utilities are separate from the main floor – 2 furnaces & hot water tanks & laundry. This is a must-see home w/the perfect location.

#### Built in 2025

## **Essential Information**

MLS® # A2244537 Price \$829,900

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,217
Acres 0.08
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 98 Silver Spruce Road Sw

Subdivision Silverado
City Calgary
County Calgary
Province Alberta
Postal Code T2X 6A7

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Stone Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Washer/Dryer Stacked

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Playground, Private Entrance

Lot Description Rectangular Lot, Front Yard

Roof Asphalt Shingle Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 6th, 2025

Days on Market 88

Zoning R-G

HOA Fees 210

HOA Fees Freq. ANN

### **Listing Details**

Listing Office CIR Realty

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