



GRASSROOTS
REALTY GROUP

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83 Silver Spruce Bay SW
Calgary, Alberta

MLS # A2226919



\$699,999

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,887 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

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!

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