



GRASSROOTS
REALTY GROUP

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**77 Silver Spruce Court SW
Calgary, Alberta**

MLS # A2237057



\$809,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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 !