



GRASSROOTS
REALTY GROUP

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67 Silver Spruce Bay SW
Calgary, Alberta

MLS # A2248044



\$819,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,484 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

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