



GRASSROOTS
REALTY GROUP

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**70 Silver Spruce Road SW
Calgary, Alberta**

MLS # A2251226



\$659,999

Division:	Silverado		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,526 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer.

This beautiful brand-new home has been intelligently designed to offer 2 living areas, 3 bedrooms, and 2.5 bathrooms above grade + a fully legal 2 bedroom basement suite that is accessed by its own private side entrance! Located in desirable Silverado, the ‘Elm’ model by Brookfield Residential is the perfect modern design, providing over 2,000 square feet of thoughtfully developed living space spread over three levels. The main floor boasts expansive east-facing front windows allowing natural light to flood the living space all day long. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living space. The kitchen is at the center of the home and has a large central island, a pantry, and a complete suite of stainless-steel appliances. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard -perfect for indoor-outdoor living. At the front of the home is a large great room with an electric fireplace for cooler winter nights. Completing the main level is a 2-pc powder room at the front of the home and a full mud room off the back of the home. On the upper level, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a full 4-piece ensuite. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The fully legal basement suite is ready for occupancy after possession. It includes its own mechanical system, a full kitchen, pantry, living/dining area, 2 generously sized bedrooms, a full bathroom, and in-suite laundry - ideal for multi-generational living or as a potential rental for added income to offset mortgage costs. The west-facing backyard offers ideal sun exposure and includes a double parking pad that can accommodate a double

detached garage if desired. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Situated a short walk from a playground as well as quick access to the scenic walking paths of the community - this home offers an ideal tranquil location. **Please note photos are from a show home model and are not an exact representation of the property for sale.