

# \$760,000 - 75 Silver Spruce Bay Sw, Calgary

MLS® #A2226918

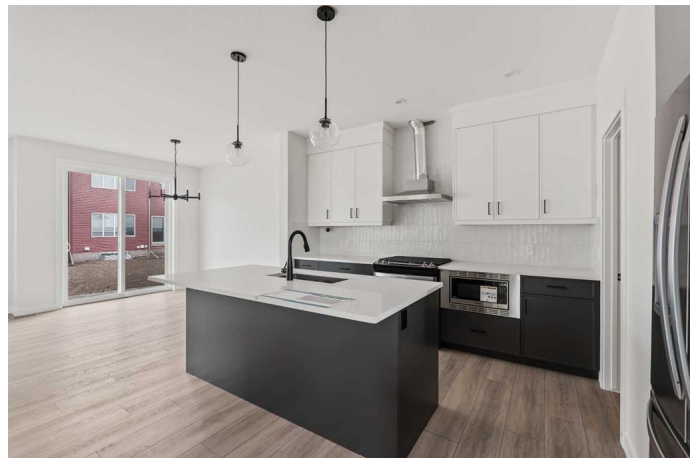
## \$760,000

4 Bedroom, 3.00 Bathroom, 2,230 sqft

Residential on 0.07 Acres

Silverado, Calgary, Alberta

The incredible Purcell 24 built by Brookfield Residential offers over 2,200 square feet of living space on the top two levels + an undeveloped basement that includes a side entrance, laundry and sink rough-in - perfect for a future legal basement suite if desired (subject to City of Calgary permits and approval). This property is perfect for a growing family, investor, or those who want plenty of space to host. Featuring 2 living areas, a home office, 3 bedrooms, 2.5 bathrooms + the undeveloped basement, this home is perfect for families of virtually any size! The main level of the home features a large den / flex space that is perfect for a home office. The large kitchen is complete with two-tone cabinetry, chimney hood fan, built-in microwave, gas range and features a large island with additional seating. The walk-through pantry from the garage / mudroom provides added convenience for everyday living. The kitchen opens to both the living and dining areas - making this the perfect space to entertain guests and the main level living area is complete with an electric fireplace. On the second level, you'll find a central bonus room that separates the primary suite from the secondary rooms. The primary suite is complete with a walk-in closet and full 5 pc ensuite with soaker tub, dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The undeveloped basement features ample space for a rec room, bedroom



and bathroom that can be developed in the future. The home is also equipped with a side entrance - providing more options for future development. Builder warranty and Alberta New Home Warranty are included with purchase so you can buy with peace of mind.

Built in 2025

**Essential Information**

MLS® #	A2226918
Price	\$760,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,230
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	75 Silver Spruce Bay Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 5L9

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	12
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
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