

# \$666,225 - 8 Silver Spruce Bay Sw, Calgary

MLS® #A2193881

**\$666,225**

4 Bedroom, 4.00 Bathroom, 1,664 sqft  
Residential on 0.05 Acres

Silverado, Calgary, Alberta

This beautiful brand-new home has been intelligently designed to offer 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, a fully legal 1-bedroom basement suite and is situated on a large corner lot! Located in desirable Silverado the 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 2,300 square feet of thoughtfully developed living space spread over three levels. The main floor boasts expansive west-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 environment. The kitchen is a standout with full-height cabinetry, a large central island, a pantry, and a complete suite of stainless-steel appliances, including a French door fridge, range, chimney-style hood fan, and built-in microwave. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. Upstairs, 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 luxurious 4-piece ensuite with dual sinks. 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, a generously sized bedroom, a full bathroom, and in-suite laundryâ€”ideal for multi-generational living or as a potential rental for added income. The backyard of this corner lot is partially fenced and leads to the double parking pad that can accommodate a double detached garage. 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 and quick access to the scenic walking paths of the community this home offers a tranquil location. \*\*Please note photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2193881               |
| Price          | \$666,225              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,664                  |
| Acres          | 0.05                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8 Silver Spruce Bay Sw |
| Subdivision | Silverado              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2X 5L8                |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer   |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Private, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 53                  |
| Zoning         | R-G                 |
| HOA Fees       | 1                   |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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