

\$659,999 - 70 Silver Spruce Road Sw, Calgary

MLS® #A2251226

\$659,999

5 Bedroom, 4.00 Bathroom, 1,526 sqft

Residential on 0.06 Acres

Silverado, Calgary, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2251226
Price	\$659,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,526
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	70 Silver Spruce Road Sw
Subdivision	Silverado
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 6A7

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
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Heating	Forced Air
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Electric
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Has Basement	Yes
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Basement	Finished, Full, Suite
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Exterior

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, Front Yard, Level
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Roof	Asphalt Shingle
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Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	August 25th, 2025
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Days on Market	4
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Zoning	R-Gm
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Listing Details

Listing Office	Charles
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