

# \$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	81
Zoning	R-G
HOA Fees	1
HOA Fees Freq.	ANN

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.