



## 12 Silver Spruce Bay Calgary Alberta

\$664,500

This beautiful brand-new home has been intelligently designed to offer 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, and a fully legal 1-bedroom basement suite. 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 two-tone 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 laundry—ideal for multi-generational living or as a potential rental for added income. The backyard 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 scen...

Kitchen 9.67 Ft x 9.00 Ft

Living room/Dining room 17.33 Ft x 12.00 Ft

Bedroom 10.75 Ft x 10.75 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Laundry room 3.17 Ft x 3.17 Ft

Furnace 9.17 Ft x 6.75 Ft

Kitchen 14.00 Ft x 8.17 Ft

2pc Bathroom 8.33 Ft x 3.00 Ft

Bonus Room 10.00 Ft x 12.00 Ft

Primary Bedroom 13.00 Ft x 11.00 Ft

5pc Bathroom 12.50 Ft x 5.75 Ft

Bedroom 12.00 Ft x 8.17 Ft

Bedroom 9.08 Ft x 8.58 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Dining room 7.92 Ft x 13.25 Ft

Laundry room 6.67 Ft x 6.42 Ft

Living room 17.08 Ft x 12.92 Ft