



70 Silver Spruce Road Calgary Alberta

\$659,999

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...

Kitchen 4.08 Ft x 12.75 Ft
Living room/Dining room 8.33 Ft x 13.58 Ft
Bedroom 8.92 Ft x 10.17 Ft
Bedroom 10.75 Ft x 8.17 Ft
4pc Bathroom Measurements not available
Laundry room Measurements not available
Great room 11.17 Ft x 16.25 Ft

2pc Bathroom Measurements not available
Bonus Room 12.17 Ft x 9.50 Ft
Primary Bedroom 11.75 Ft x 11.58 Ft
4pc Bathroom Measurements not available
Bedroom 8.33 Ft x 10.42 Ft
Bedroom 8.42 Ft x 9.83 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
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Dining room 10.08 Ft x 9.08 Ft

Laundry room Measurements not available

Kitchen 9.75 Ft x 11.25 Ft