



77 Silver Spruce Court Calgary Alberta

\$774,900

Uncover the charm of Silver Spruce; nestled in the sought-after community of Silverado w/easy access to major routes, shopping, schools & amenities. Welcome to the COLLINGWOOD - a BRAND-NEW home built by Excel homes. This amazing family home has it all - it's loaded with upgrades - has a SOUTH FACING BACKYARD - BACKS TO A GREEN SPACE & WALKING PATH. There is a SEPERATE entrance to the basement stairwell - and all the rough in's are in place for future LEGAL suite (subject to city permits & approvals)! This home offers over 2200 sf & is delivered in an open plan, designed for families & entertaining. Main floor boasts a spacious entry, 1/2 bath & front flex room. The impressive kitchen is open to the great room & dining nook. You'll notice the back of the house is almost entirely windows (3 panel sliders in the family room), flooding this home w/natural daylight. Exit to your SOUTH FACING backyard thru the oversized patio doors. Your Impressive kitchen features loads of cabinets & drawers, SS appliances. You'll love the large island, stone counter tops, pot lighting & HUGE walk-in pantry! The family room & dining area are connected & offer huge family / entertaining potential. 9' KNOCKDOWN ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'll find three spacious bedrooms! The primary suite is separated from the 2 others by a huge bonus room that offers vaulted ceilings & pot lighting. The primary suite also features a spa like ensuite & walk in closet. Your laundry room & family bathroom complete this level. THE BASEMENT is undeveloped, but has all the rough in's for a future 2 bedrooms suite (subject to city permits & approvals)... & has a PRIVATE / SEPARATE side entry; perfect for rental income, extended family or a live-in nanny! Additional extras incl a gas line to BBQ, Smart Home Essentials like Ring Doorbell, w...

Primary Bedroom 14.58 Ft x 12.50 Ft

Other 9.92 Ft x 7.08 Ft

Family room 17.25 Ft x 14.58 Ft

5pc Bathroom 11.58 Ft x 10.50 Ft

Bedroom 13.67 Ft x 11.67 Ft

Bedroom 15.42 Ft x 13.00 Ft

Laundry room 7.75 Ft x 5.17 Ft

Living room 22.92 Ft x 12.67 Ft

Kitchen 15.67 Ft x 14.92 Ft

Office 11.50 Ft x 8.67 Ft

Pantry 8.83 Ft x 5.50 Ft

Foyer 4.67 Ft x 4.00 Ft

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Listing Presented By:



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4pc Bathroom 11.58 Ft x 5.25 Ft

2pc Bathroom 4.83 Ft x 4.58 Ft