

# \$829,900 - 98 Silver Spruce Road Sw, Calgary

MLS® #A2244537

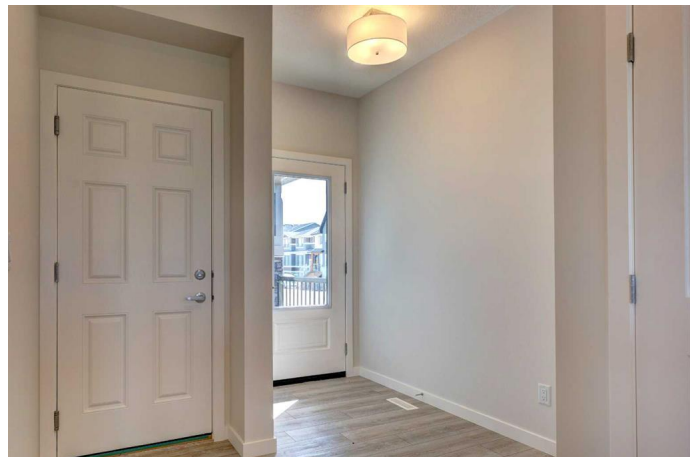
**\$829,900**

6 Bedroom, 4.00 Bathroom, 2,217 sqft

Residential on 0.08 Acres

Silverado, Calgary, Alberta

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 â€” a BRAND-NEW home built by Excel homes. This amazing family home has it all â€” itâ€™s loaded with upgrades â€” SEPARATE ENTRANCE TO FULLY DEVELOPED, TWO BEDROOM LEGAL BASEMENT SUITE!!! This home offers over 2200 sf & is delivered in an open plan, designed for families & entertainment. Main floor boasts a spacious entry, Â½ bath & front flex room. The impressive kitchen is open to the great room & dining nook. Youâ€™ll notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your backyard thru the oversized patio doors, to your â€œalready builtâ€• deck! Your Impressive kitchen features loads of cabinets & drawers, SS appliances incl chimney fan & BI microwave. Youâ€™ll love the large island & huge walk-in pantry! The family room & dining area are connected & offer huge family / entertaining potential. 9â€™ ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs youâ€™ll find FOUR spacious bedrooms! The primary suite is separated from the 3 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 fully



developed & has a PRIVATE / SEPARATE side entry that leads to your 2-bedroom LEGAL suite, perfect for rental income, extended family or a live-in nanny! This level is built to upstairs standards & featuring TWO BEDROOMS, a FULL KITCHEN (w/SS appliances), FAMILY ROOM, laundry & 4 PCE BATH. All utilities are separate from the main floor – 2 furnaces & hot water tanks & laundry. This is a must-see home w/the perfect location.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244537    |
| Price          | \$829,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,217       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 98 Silver Spruce Road Sw |
| Subdivision | Silverado                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2X 6A7                  |

**Amenities**

|           |       |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                               |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Electric                                                                                 |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full, Suite                                                                    |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | BBQ gas line, Playground, Private Entrance |
| Lot Description   | Front Yard, Rectangular Lot                |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame                                 |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 70               |
| Zoning         | R-G              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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