

# \$809,900 - 77 Silver Spruce Court Sw, Calgary

MLS® #A2237057

**\$809,900**

3 Bedroom, 3.00 Bathroom, 2,222 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€” has a SOUTH FACING BACKYARD â€” 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, 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 (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. Youâ€™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. 9â€™ KNOCKDOWN ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs youâ€™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, wi-fi garage door opener, thermostate & numerous USB ports! This is a BUILT GREEN home with all the cost saving features that make Excel Homes a wise choice !

Built in 2025

### Essential Information

MLS® #	A2237057
Price	\$809,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,222
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	77 Silver Spruce Court Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 6A8

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Other, Private Entrance
Lot Description	Irregular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 9th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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