

\$659,999 - 70 Silver Spruce Road Sw, Calgary

MLS® #A2251226

\$659,999

5 Bedroom, 4.00 Bathroom, 1,526 sqft

Residential on 0.06 Acres

Silverado, Calgary, Alberta

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 garage if desired. 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 as well as quick access to the scenic walking paths of the community - this home offers an ideal tranquil location. **Please note photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

Essential Information

MLS® #	A2251226
Price	\$659,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,526
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	70 Silver Spruce Road Sw
Subdivision	Silverado
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2X 6A7

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
------------	---

Heating	Forced Air
---------	------------

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Electric
------------	----------

Has Basement	Yes
--------------	-----

Basement	Finished, Full, Suite
----------	-----------------------

Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Back Lane, Back Yard, Front Yard, Level
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame
--------------	---

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	August 25th, 2025
-------------	-------------------

Days on Market	56
----------------	----

Zoning	R-Gm
--------	------

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.