

\$809,999 - 67 Silver Spruce Bay Sw, Calgary

MLS® #A2248044

\$809,999

3 Bedroom, 3.00 Bathroom, 2,484 sqft

Residential on 0.07 Acres

Silverado, Calgary, Alberta

The beautiful Columbia model, built by Brookfield Residential, has been thoughtfully designed with an incredibly functional layout. Featuring an open-concept main living space, it boasts an expansive gourmet kitchen with an oversized island, endless storage, and a main-level office/flex room! With nearly 2,500 square feet of living space above grade, this property is ideal for those looking to upsize to a more spacious home without compromise. Situated on a lot with a west-facing backyard, this home offers 2 living areas, a home office space, 3 bedrooms, 2.5 bathrooms, and an undeveloped basement with limitless potential. The kitchen features beautiful timeless warm cabinets with an accent island in warm wood tones, light quartz countertops and sleek tile backsplash. A suite of built-in appliances, including a chimney hood fan, built-in cooktop, wall oven, and microwave, complete the kitchen. The large main level living area offers ample room for all your furniture and includes a central dining area that divides the living room and kitchen. Rounding out the main level is a rear office with double doors that overlooks the west-facing backyard, a spacious walk-through pantry, a mudroom off the garage, a walk-in front closet, and a 2-piece powder room. On the upper level you'll find a central bonus room separating the primary bedroom from the secondary rooms. The primary suite is a private retreat, featuring a massive walk-in closet and a luxurious 5-piece ensuite, complete with a large soaker



tub, walk-in tiled shower, dual sinks, and a private water closet. Two additional bedrooms each complete with their own walk-in closets and one with a vaulted ceiling, a generously sized 4pc main bathroom, and an oversized laundry room with ample workspace completes the second level. The basement is a blank canvas, ready for the new owner's imagination. It comes equipped with a private side entrance and all of the rough-ins for a bathroom and suite (subject to local municipality guidelines and approval) - making future development so much easier! This stunning home is steps away from major amenities adding to your everyday convenience and it is fully move-in ready!

Built in 2025

Essential Information

MLS® #	A2248044
Price	\$809,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,484
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	67 Silver Spruce Bay Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2X 5L9

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

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

Additional Information

Date Listed August 13th, 2025
Days on Market 82
Zoning RG
HOA Fees 210
HOA Fees Freq. ANN

Listing Details

Listing Office Charles

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.