

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

MLS® #A2244537

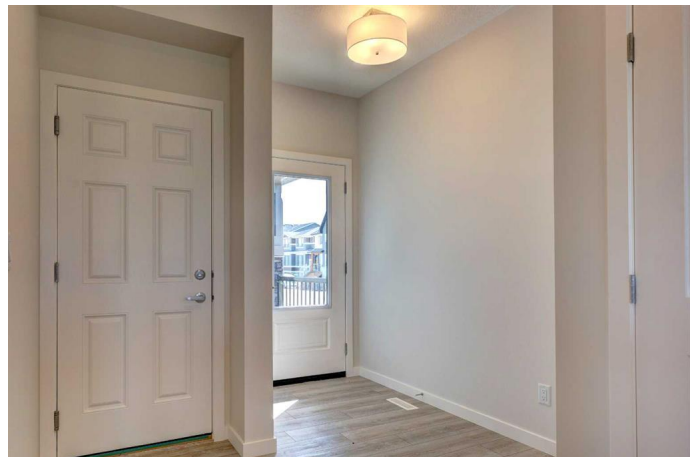
\$829,900

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, Pantry, Stone Counters, Open Floorplan
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	Full

Exterior

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

Additional Information

Date Listed	August 6th, 2025
Days on Market	105
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

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

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.