



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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77 Silver Spruce Court SW  
Calgary, Alberta

MLS # A2237057



**\$764,900**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Silverado              |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,222 sq.ft.           | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Detached |        |                  |
| Lot Size: | 0.08 Acre              |        |                  |
| Lot Feat: | Irregular Lot          |        |                  |

|             |                                                                                                                             |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                     | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank                                                                                                         | Sewer:     | -   |
| Roof:       | Asphalt                                                                                                                     | Condo Fee: | -   |
| Basement:   | Full, Separate/Exterior Entry, Unfinished                                                                                   | LLD:       | -   |
| Exterior:   | Wood Frame                                                                                                                  | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                             | Utilities: | -   |
| Features:   | High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance |            |     |

Inclusions: NONE

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 & a BRAND-NEW home built by Excel homes. This amazing family home has it all & it's loaded with upgrades & has a SOUTH FACING BACKYARD & 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, & bath & front flex room. The impressive kitchen is open to the great room & dining nook. You'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. You'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. 9' KNOCKDOWN ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Upstairs you'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 !