

# \$729,999 - 80 Silver Spruce Bay Sw, Calgary

MLS® #A2264925

**\$729,999**

4 Bedroom, 4.00 Bathroom, 1,860 sqft

Residential on 0.10 Acres

Silverado, Calgary, Alberta

An incredible opportunity to own a brand new home, the Carlisle II in desirable Silver Spruce! This home is situated on a bright and sunny oversized pit lot spanning 4,500 ft<sup>2</sup> in size! Featuring 4 bedrooms (3 up, 1 down), 3.5 bathrooms and two living spaces + a fully legal one bedroom basement suite, this property is perfect for investors, multi-generational living or those that want to decrease their costs by renting their basement! Built by Brookfield Residential, the Carlisle II model is a stunning home with 1,860 square ft. of living space above grade. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan, gas range and a built-in microwave. The main floor features a large great room with plenty of natural light and has an open concept design that is perfect for entertaining. Luxurious and resilient LVP flooring flows throughout the main level, making it perfect for those with children and pets. The main level is complete with a flex space that is perfect for a home office or children's play space with sliding doors for privacy, and a 2 pc bathroom. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of the large primary suite with a private balcony with views to the adjacent green space and a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and upper level laundry room complete the



second level. The basement has a fully legal one bedroom suite with a full kitchen (appliances included), dining / living area, bedroom, full bathroom and private laundry. The legal suite is accessed by its own private side entrance - completely self contained. This home is brand new and upgraded both inside and out with spindle railings, knockdown ceilings, BBQ gas line and an expansive pie lot providing endless possibilities for your outdoor space! Complete with full Alberta New Home Warranty + builder warranty, ensuring you can purchase with peace of mind! \*Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264925    |
| Price          | \$729,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,860       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 80 Silver Spruce Bay Sw |
| Subdivision | Silverado               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

Postal Code T2X 5L9

### Amenities

Amenities None

Parking Spaces 2

Parking Parking Pad

### Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Pie Shaped Lot, Private

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed October 16th, 2025

Days on Market 3

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.