

75 Silver Spruce Bay SW Calgary, Alberta

MLS # A2226918



\$760,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,230 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

The incredible Purcell 24 built by Brookfield Residential offers over 2,200 square feet of living space on the top two levels + an undeveloped basement that includes a side entrance, laundry and sink rough-in - perfect for a future legal basement suite if desired (subject to City of Calgary permits and approval). This property is perfect for a growing family, investor, or those who want plenty of space to host. Featuring 2 living areas, a home office, 3 bedrooms, 2.5 bathrooms + the undeveloped basement, this home is perfect for families of virtually any size! The main level of the home features a large den / flex space that is perfect for a home office. The large kitchen is complete with two-tone cabinetry, chimney hood fan, built-in microwave, gas range and features a large island with additional seating. The walk-through pantry from the garage / mudroom provides added convenience for everyday living. The kitchen opens to both the living and dining areas - making this the perfect space to entertain guests and the main level living area is complete with an electric fireplace. On the second level, you'll find a central bonus room that separates the primary suite from the secondary rooms. The primary suite is complete with a walk-in closet and full 5 pc ensuite with soaker tub, dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The undeveloped basement features ample space for a rec room, bedroom and bathroom that can be developed in the future. The home is also equipped with a side entrance - providing more options for future development. Builder warranty and Alberta New Home Warranty are included with purchase so you can buy with peace of mind.