



THE
A-TEAM

**RE/MAX
FIRST**

12 SILVER SPRUCE Bay, Calgary T0X 0X0

MLS® #: **A2182802**

Area: **Silverado**

Listing Date: **12/09/24**

List Price: **\$664,500**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,664

Year Built:

2025

Low Sqft:

Lot Information

Ttl Sqft:

1,664

Lot Sz Ar:

2,383 sqft

Lot Shape:

DOM

12

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Interior Lot,Level,Private,Rectangular Lot

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`0" x 8`2"	Dining Room	Main	7`11" x 13`3"
Living Room	Main	17`1" x 12`11"	Bonus Room	Upper	10`0" x 12`0"
Bedroom - Primary	Upper	13`0" x 11`0"	5pc Ensuite bath	Upper	12`6" x 5`9"
Bedroom	Upper	12`0" x 8`2"	Bedroom	Upper	9`1" x 8`7"
4pc Bathroom	Upper	8`0" x 5`0"	2pc Bathroom	Main	8`4" x 3`0"
Laundry	Upper	6`8" x 6`5"	Kitchen	Basement	9`8" x 9`0"
Living/Dining Room Combination	Basement	17`4" x 12`0"	Bedroom	Basement	10`9" x 10`9"
4pc Bathroom	Basement	8`11" x 5`0"	Laundry	Basement	3`2" x 3`2"

Furnace/Utility Room

Basement

9`2" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

0

Remarks

Pub Rmks: **This beautiful brand-new home has been intelligently designed to offer 4 bedrooms (3 upstairs, 1 downstairs), 3.5 bathrooms, two distinct living areas, and a fully legal 1-bedroom basement suite. Located in desirable Silverado the 'Wicklow' model by Brookfield Residential is the perfect modern design, providing nearly 2,300 square feet of thoughtfully developed living space spread over three levels. The main floor boasts expansive west-facing front windows allowing natural light to flood the living space all day long. The open-concept layout is enhanced by 9-foot ceilings, offering a bright, comfortable living environment. The kitchen is a standout with full-height two-tone cabinetry, a large central island, a pantry, and a complete suite of stainless-steel appliances, including a French door fridge, range, chimney-style hood fan, and built-in microwave. The kitchen seamlessly flows into the dining area, with sliding patio doors leading out to the backyard—perfect for indoor-outdoor living. Upstairs, a central bonus room acts as a divider, offering privacy between the spacious primary suite and the two additional bedrooms. The primary suite features a walk-in closet, and a luxurious 4-piece ensuite with dual sinks. Two more bedrooms, a full bathroom, and an upper-level laundry room complete this level. The fully legal basement suite is ready for occupancy after possession. It includes its own mechanical system, a full kitchen, pantry, living/dining area, a generously sized bedroom, a full bathroom, and in-suite laundry—ideal for multi-generational living or as a potential rental for added income. The backyard leads to the double parking pad that can accommodate a double detached garage. This home comes with a builder's warranty, as well as the Alberta New Home Warranty, giving you peace of mind. Situated a short walk from a playground and quick access to the scenic walking paths of the community this home offers a tranquil location. **Please note photos are from a show home model and are not an exact representation of the property for sale.**

Inclusions:
Property Listed By: **Basement Suite - Dishwasher, Dryer, OTR Microwave, Range Refrigerator, Washer Charles**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







FEATURE HOME SELECTIONS



- 1 Kitchen Peninsula, Basement Suite Kitchen, Primary Bath Cabinets
- 2 Kitchen Island, Main Bath, Basement Bath Cabinets
- 3 LVP Flooring
- 4 Carpet
- 5 Laundry Floor Tile
- 6 Basement and Main Bath Floor Tile, Basement and Main Bath Tub/Shower Wall Tile
- 7 Primary Bath Floor Tile
- 8 Kitchen Backsplash
- 9 Basement Suite Kitchen, Main Bath and Basement Bath Backsplash
- 10 Primary Shower Wall Tile
- 11 Kitchen and Primary Countertop
- 12 Main Bath, Basement Bath and Basement Suite Kitchen Countertop
- 13 Paint
- 14
- 15