



16 SILVER SPRUCE Bay, Calgary T0X 0X0

MLS®#: **A2185761** Area: **Silverado** Listing Date: **01/08/25** List Price: **\$665,496**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,398 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

Finished Floor Area
 Abv Sqft: **1,629**
 Low Sqft:
 Ttl Sqft: **1,629**

DOM

24
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Floor Furnace,Natural Gas** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	17`1" x 12`11"	Dining Room	Main	7`11" x 13`3"
2pc Bathroom	Main		Bonus Room	Upper	10`0" x 12`0"
Bedroom - Primary	Upper	11`0" x 13`0"	5pc Ensuite bath	Upper	
Bedroom	Upper	8`2" x 12`0"	Bedroom	Upper	8`7" x 9`1"
4pc Bathroom	Upper		Laundry	Upper	
Living Room	Basement	12`8" x 12`10"	Bedroom	Basement	10`9" x 10`9"
4pc Bathroom	Basement		Laundry	Basement	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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. 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 5-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:

**Suite Appliances - Dishwasher, Dryer, Microwave Hood Cover, Refrigerator, Stove, Washer.
Charles**

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



