

\$949,900 - 69 Silver Spruce Road Sw, Calgary

MLS® #A2259722

\$949,900

7 Bedroom, 4.00 Bathroom, 2,562 sqft
Residential on 0.08 Acres

Silverado, Calgary, Alberta

BRAND NEW “NEVER LIVED IN! A gorgeous new home built by Excel Homes! Presenting the Oxford A, this stunning residence offers over 2560 sq ft of above-grade living plus an amazing LEGAL TWO BEDROOM SUITE built to upstairs standards. Perfectly located in Silver Spruce, the newest subdivision in Calgary’s highly desirable community of Silverado, this home combines modern design with everyday convenience. You’ll love the community’s established feel, along with easy access to transit, major arteries, golf, shopping, schools, and parks. Even better, this property backs directly onto an environmental reserve, ensuring lasting backyard privacy. Step inside and experience the upgrades everywhere you turn. The main floor is bright and open with oversized windows filling the home with natural daylight. A full 4-piece bath is conveniently located next to the main floor bedroom, perfect for guests or family. The heart of the home is the chef-inspired kitchen with crisp white cabinetry, endless drawers and cabinets, a large walk-in pantry, built-in stainless steel oven and microwave, countertop range with chimney hood fan, and an impressive 9’ island for prep and gathering. Adjacent to the family-sized dining nook, sliding patio doors lead to a massive full-width deck overlooking the reserve, while the family room is anchored by a cozy fireplace with floor-to-ceiling tile surround. Upstairs, the layout delivers 4 spacious



bedrooms including a serene primary retreat with views of the reserve, a spa-inspired 5-piece ensuite with stone countertops, double wide shower, and a tile-skirted soaker tub. Bedrooms 2 and 3 both feature walk-in closets, while every room is filled with natural light. A central bonus room separates the primary from the secondary bedrooms, creating privacy, and the upper laundry room offers shelving and functionality. The 4-piece family bathroom on this level is designed with dual sinks—perfect for busy mornings. The legal suite is just as impressive, offering its own fully equipped kitchen, a spacious family room, 4-piece bath, and two large bedrooms with egress windows. Private storage, under-stair storage, and separate utilities make this a turnkey opportunity for multi-generational living or revenue potential. Certified Built Green, this home is energy-efficient and designed with today’s lifestyle in mind. Your garage has high ceilings & epoxy floors! With 5 bedrooms above grade plus 2 in the suite, luxury finishes throughout, and quick possession available, this property is an absolute must-see.

Built in 2025

Essential Information

MLS® #	A2259722
Price	\$949,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,562
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
--------	--------

Community Information

Address	69 Silver Spruce Road Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 6A7

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, 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	Balcony
Lot Description	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	6

Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.