

\$794,999 - 69 Silver Spruce Court Sw, Calgary

MLS® #A2248045

\$794,999

3 Bedroom, 3.00 Bathroom, 2,181 sqft
Residential on 0.09 Acres

Silverado, Calgary, Alberta

Ideally situated on an incredible lot with a south-facing backyard overlooking a walking path, this beautiful brand new home is fully move-in ready in the heart of Silver Spruce! The Hudson is a thoughtfully designed modern 4-level-split. Featuring nearly 2,200 ft² of living space over the top 3 levels, this home offers an open concept design with 2 living areas, 3 bedrooms, 2.5 bathrooms, 2 outdoor living spaces (balcony on the front of the home, deck in the back) and an undeveloped basement with rough-ins in place! The timeless kitchen is complete with white shaker cabinets, a vertical subway backsplash, light quartz countertops and a suite of appliances including a gas cooktop, built-in wall-oven and microwave and a chimney style range hood. The kitchen overlooks the main great room and dining space - making the perfect space for entertaining guests. The main level is complete with an office space with closing pocket doors for added privacy, a large pantry, mud room and 2pc bathroom. The wall of south-facing windows on the back of the home will flood the space with natural light all year long! Up a half set of stairs is the expansive bonus room with vaulted ceilings and access to the private balcony off the front of the home. With the main living area just a few steps down, the open concept allows for separation without compromising the open feel and making it feel closed off. Up another half set of stairs, you'll find the primary bedroom



complete with a walk-in closet and 5pc ensuite bathroom including a soaker tub, walk-in shower, private water closet and dual sinks. The upper level is complete with two additional bedrooms, a convenient 5 pc main bathroom with dual sinks and a full laundry room.Â Situated on an incredible lot and featuring beautifulÂ design throughout, this brand new home includes full builder warranty as well as 10 year Alberta New Home Warranty with countless amenities nearby!Â

Built in 2025

Essential Information

MLS® #	A2248045
Price	\$794,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,181
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	69 Silver Spruce Court Sw
Subdivision	Silverado
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 6A8

Amenities

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Bathroom Rough-in
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	34
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.