



GRASSROOTS
REALTY GROUP

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9 Silverhorn Park Rural Rocky View County, Alberta

MLS # A2213584



\$1,999,999

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,738 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.73 Acres		
Lot Feat:	Back Yard, Landscaped, Open Lot, Private		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Nestled in the prestigious Silverhorn Estates, this stunning 2024-built residence offers nearly 4,500 square feet of impeccably designed living space on a sprawling 1.73-acre lot. The open-concept main level is ideal for both everyday living and elegant entertaining, featuring rich coffered ceilings, a striking floor-to-ceiling tiled fireplace, and expansive South-facing windows that flood the home with natural light. The gourmet kitchen is a showstopper with floor-to-ceiling cabinetry, marbled quartz countertops, a stainless-steel gas range, massive double-door fridge/freezer, and a charming breakfast nook. Three main-level bedrooms include a luxurious primary suite with a spa-inspired ensuite and custom walk-in closet. Additional highlights include a formal dining space, main floor laundry, and bleached oak engineered hardwood throughout. A light-filled loft above the heated triple garage offers versatile space for an office, studio, or playroom. The fully finished lower level is an entertainer's dream with a large rec area, theatre room, gym, and two more spacious bedrooms. Ideally located just 30 minutes from both downtown Calgary and the airport, and only 15 minutes to Crowfoot Centre and an abundance of retail shopping, this home offers the perfect balance of serene estate living with convenient city access. A true gem in the heart of Silverhorn.