



**GRASSROOTS**  
REALTY GROUP

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## 7 Silverhorn Terrace Rural Rocky View County, Alberta

**MLS # A2253434**



**\$3,799,999**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,462 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	8
<b>Garage:</b>	220 Volt Wiring, Garage Faces Front, Heated Garage, Oversized, Quad or More		
<b>Lot Size:</b>	1.40 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, P		

**Heating:** In Floor, Fireplace(s), Forced Air, Radiant

**Water:** Co-operative

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** See Remarks.

Anticipated for completion in late 2025, this brand-new custom estate in the prestigious community of Silverhorn combines timeless architectural design with modern luxury, creating a residence unlike any other. Resting on a sprawling 1.4-acre corner lot, surrounded by mature trees for privacy and backing onto tranquil green space, this home offers an exceptional balance of seclusion and connection, with Calgary's finest amenities, schools, and golf courses just minutes away. Showcasing over 5,400 sq. ft. above grade and more than 8,300 sq. ft. of total developed living space, the floorplan has been thoughtfully designed for both family living and large-scale entertaining. The main level welcomes you with a grand sense of openness, featuring an executive office, an inviting family room, and a superb open-concept design stretching across the back of the home. Here, the dining area flows effortlessly into a spacious living room, divided by a dramatic floor-to-ceiling fireplace, before continuing into the state-of-the-art kitchen with a full Wolf & Sub-Zero appliance package. For added functionality, a fully equipped spice kitchen provides abundant storage and an additional suite of appliances, making hosting and meal preparation effortless. Upstairs, the home's thoughtful family layout shines with four generously sized bedrooms, each complete with walk-in closets and private ensuite baths. The primary suite is a true sanctuary, offering dual walk-in closets, a spa-inspired ensuite with luxury finishes, and access to a serene private patio overlooking the grounds. A private elevator ensures seamless access between levels, adding both convenience and refinement. The lower level is a destination in itself, Designed as a retreat for both relaxation and recreation. It features a glass-walled home gym, a steam shower perfect for post-workout recovery, a cozy home

theatre, and an expansive entertainment wing with a wet bar, lounge, and games area. Two additional guest bedrooms, each with its own bathroom, make this level ideal for extended family or visitors. Completing the property is an impressive six-car garage, outfitted with radiant in-floor heating, an epoxy finish, and its own bathroom—a rare combination of practicality and luxury. Every detail of this home has been curated to deliver an extraordinary lifestyle, set in a neighborhood where some of Alberta’s most premier residences are being built. This is more than a home—it is a statement of design, craftsmanship, and enduring quality, offering a once-in-a-lifetime opportunity to own a landmark estate in one of the most sought-after settings in the province.