



**GRASSROOTS**  
REALTY GROUP

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## 113 Silverhorn Ridge Rural Rocky View County, Alberta

**MLS # A2264296**



# \$654,900

**Division:** Silverhorn

**Lot Size:** 2.12 Acres

**Lot Feat:** -

**By Town:** Calgary

**LLD:** 14-26-3-W5

**Zoning:** R-CRD p0.4

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

Experience the rare opportunity to own one of the most desirable properties in Silverhorn, an exclusive enclave in the heart of Bearspaw. This magnificent 2.12-acre estate lot—the largest in Phase 1—is perfectly positioned on a serene cul-de-sac surrounded by distinguished luxury residences, offering a remarkable setting for your dream home. Nestled into a wooded hillside overlooking a tranquil natural pond, this southeast-facing homesite is ideally suited for a walkout design, allowing you to fully embrace the peaceful beauty of its natural surroundings. The lot offers exceptional servicing, including water co-op, gas, power, electricity, Shaw high-speed fiber optic cable, and septic connection—all conveniently located at the lot line. Silverhorn's architectural guidelines ensure enduring quality, refined aesthetics, and design integrity throughout the community, safeguarding your investment and maintaining the neighbourhood's prestigious character. You also have the freedom to select your own builder, and \*included\* with \*this\* property are IBI Group-approved plans for a 3820 sq. ft. modern bungalow with a triple garage, and fully finished walk-out lower level with an additional 2800 square feet. The home has been meticulously and thoughtfully crafted and designed to harmonize with the land itself—its clean, contemporary architecture takes full advantage of the southeast orientation, expansive pond views, and the gentle contours of the wooded hillside. Every detail, from the window placement to the outdoor living spaces, has been thoughtfully crafted to celebrate the natural topography and serene setting, creating a home that feels both rooted in nature and refined in design. With a conservation-first vision, Silverhorn features over 50% open space, 7 kilometres of scenic walking trails, and ample privacy buffers between each property. Perfectly located just minutes west of Calgary, it offers a seamless balance between peaceful country living and urban convenience. Embrace the lifestyle you've been waiting for—a sanctuary of space, serenity, and sophistication in Silverhorn, Bearspaw's premier estate community. Embrace the lifestyle you've been waiting for—a sanctuary of space, serenity, and sophistication in Silverhorn, Bearspaw's premier estate community.