



**GRASSROOTS**  
REALTY GROUP

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**5 SILVERHORN Vale**  
**Rural Rocky View County, Alberta**

**MLS # A2284603**



**\$3,149,000**

|                  |                                                                              |               |                  |
|------------------|------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Bears paw_Calg                                                               |               |                  |
| <b>Type:</b>     | Residential/House                                                            |               |                  |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                                             |               |                  |
| <b>Size:</b>     | 4,176 sq.ft.                                                                 | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Asphalt, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, H    |               |                  |
| <b>Lot Size:</b> | 1.87 Acres                                                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, In |               |                  |

|                    |                                                                                                                                                                                                                                                                                                                        |                   |                                                     |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Make-up Air, No Base(s), Forced Air, See Remarks                                                                                                                                                                                                           | <b>Water:</b>     | Shared Well                                         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, See Remarks, Tile                                                                                                                                                                                                                                                                      | <b>Sewer:</b>     | Shared Septic                                       |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                                                                        | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                                                                                   | <b>LLD:</b>       | -                                                   |
| <b>Exterior:</b>   | Cement Fiber Board, Composite Siding, Concrete, Manufactured Floor Joist, See Remarks, Split Floor Joists, Stone, Wood Frame                                                                                                                                                                                           | <b>Zone:</b>      | See Remarks                                         |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                                                        | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Stone Counters, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound |                   |                                                     |
| <b>Inclusions:</b> | FURNITURE IS NEGOTIABLE, MASTER BEDROOM HEADBOARD AND NIGHT STANDS                                                                                                                                                                                                                                                     |                   |                                                     |

Beauty, Elegance, Privacy & Show home Status!!! Luxury exudes in every corner of this incredible fully developed 2 story located in Exclusive Bears paw! The moment you enter this Elegant custom built 2 story you will feel at home! This award winning plan Custom Built by McKinley Master Builders has only had one owner. The Vale was specifically recognized for the exquisite staircase with custom made iron railing! You will notice the amazing views of the rolling hills and treed areas from all rooms in this stunning home. Privacy and tranquility at its finest! Open concept of the main floor flows from one grand area to the next! Each room offering its own unique design and decor! The grand foyer graces you with a custom wardrobe and the exquisite Staircase which is sure to stop any guest in their tracks! The Great room features a marble feature wall with BI gas fireplace & TV area. You will notice the views this home offers from the comfort of this room. The kitchen is befitting of any Chef and has a blend of traditional and modern finishes with top of the line Wolf and Subzero appliances! The butler's pantry is conveniently located off the kitchen and features a BI Wolf Steam oven. The formal dining will set the mood for entertaining your most precious guests or hosting that large family dinner. The oversized marble island complete with waterfall edge will comfortably seat the kids for morning breakfast or a late night snack! There is a second island station that divides the great room and kitchen area's slightly. Nicely defining each space. The custom herringbone wood floors are a show stopper and yet offer the practicality any family needs. The powder room has so much warmth and class from the custom floating vanity to the custom wood walls. The upstairs level features 4 rooms, one of which can be utilized as an office space / guest room as it has a BI murphy bed. There

is a full guest bathroom off this guest suite. There is an oversized main bath with a double floating vanity with custom built-ins, a private toilet room and a private custom shower area. This bathroom will wow you! The hallway features accent lighting and custom iron chandeliers with a barrel ceiling. This leads you into an oversized laundry room with an abundance of cabinets. The floors are heated through out the laundry room, walk-in closet and the spa like ensuite! As you enter the master retreat you will immediately notice the privacy at the rear of the home and the floor to ceiling windows with a cozy sitting area. The ceiling detail is grand and very detailed. Entering the master ensuite you will feel the stress of your day melt away! The basement features a custom bar area with BI keg fridge and subzero fridge . The Walk Out basement is bright and cheerful! The mechanical room is a masterpiece itself and connects to a private stairwell that leads you into the garage. Garage features epoxy coated flooring and custom built in cabinets. Seller is a Licensed Realtor in Province of Alberta