



GRASSROOTS
REALTY GROUP

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113 Silverhorn Ridge
Rural Rocky View County, Alberta

MLS # A2132069



\$608,888

Division:	Silverhorn
Lot Size:	2.12 Acres
Lot Feat:	Conservation, Cul-De-Sac, Environmental Reserve, Native Plants, Pie S
By Town:	Calgary
LLD:	14-26-3-W5
Zoning:	R-CRD p0.4
Water:	-
Sewer:	-
Utilities:	-

Stunning Bearspaw estate lot priced to sell located in the unparalleled community of SILVERHORN || This fantastic 2.12 acre property is the largest in Phase 1 of the development and is situated on a quiet cul-de-sac with many striking luxury residences. This treed homesite offers the best servicing in RockyView County with water co-op, gas, power, electricity, Shaw high speed fiber optic cable and septic connection at the lot line. Nestled into a wooded hillside that overlooks a large natural pond, this SE facing property is well situated for a walkout basement to fully maximize your enjoyment of the peaceful natural surroundings. Architectural guidelines in this exclusive neighbourhood will ensure that your investment is protected and that all homes are constructed with a high level of quality and design. You may select your own builder, while all plans are approved by IBI Group. Preliminary plans for a 2265 square foot modern bungalow with triple garage and self contained home office suite are included with the sale. SILVERHORN is located minutes West of Calgary and offers 50% open space with its unique conservation design, 7 km of trails and a privacy buffer between all properties. Start planning your effortless country lifestyle, where you can enjoy the safety and privacy of scenic rural surroundings with big city amenities and conveniences just minutes away.