



GRASSROOTS
REALTY GROUP

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17 Silverhorn Park
Rural Rocky View County, Alberta

MLS # A2190414



\$2,199,999

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,449 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.46 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 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, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

OPEN HOUSE SUNDAY SEPTEMBER 21ST 2:00PM-4:00PM. This brand-new bungalow in the prestigious Silverhorn community offers over 4,500 square feet of luxury living on a stunning acreage. With five spacious bedrooms, including a main-level primary suite, guest bedroom and office that can easily function as another bedroom, this home is designed for both functionality and style. The open-concept floor plan features a stunning kitchen with floor-to-ceiling cabinetry, a large island, and high-end stainless-steel appliances, including a gas range with six burners and full-sized fridge and freezer. Entertain with ease in the expansive lower level, complete with a wet bar, theatre room, gym, and plenty of space for a games room and family room. The home's large windows fill the space with natural light, offering beautiful South-facing views and seamless indoor-outdoor living with a covered deck and exposed aggregate patio. Enjoy the convenience of a triple-car heated garage, high ceilings, designer lighting, and exquisite finishes throughout, including a spa-like primary ensuite with a steam shower, soaker tub, and a massive walk-in closet. Located just under 30 minutes to downtown, this home is a rare move-in-ready gem in a sought-after location.