

1-833-477-6687 aloha@grassrootsrealty.ca

17 Silverhorn Park Rural Rocky View County, Alberta

MLS # A2190414



\$2,349,999

Division: Bearspaw_Calg Residential/House Type: Style: Acreage with Residence, Bungalow Size: 2,449 sq.ft. Age: 2024 (1 yrs old) **Beds:** Baths: 3 full / 1 half Triple Garage Attached Garage: Lot Size: 1.46 Acres Back Yard, Landscaped, Open Lot, Private Lot Feat:

Heating: Water: Co-operative In Floor, Fireplace(s), Forced Air Floors: Sewer: Carpet, Hardwood, Tile, Vinyl Septic Tank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Concrete, Mixed, Stone, Stucco R-1 Foundation: **Utilities: Poured Concrete**

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

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.