

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

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.