

# \$2,349,999 - 17 Silverhorn Park, Rural Rocky View County

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MLS® #A2190414

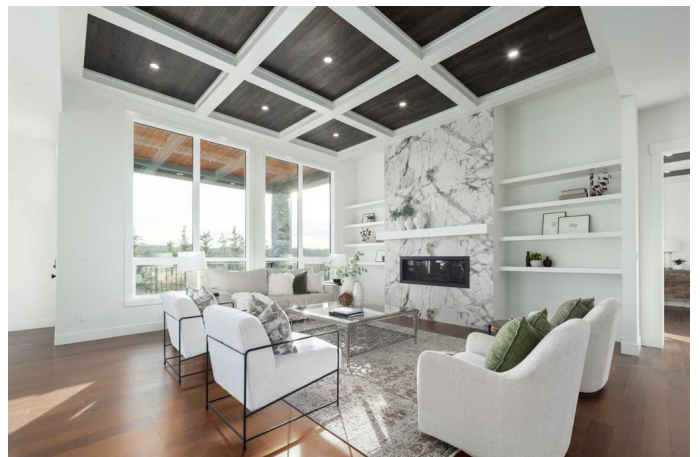
**\$2,349,999**

5 Bedroom, 4.00 Bathroom, 2,449 sqft  
Residential on 1.46 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

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.

Built in 2024



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2190414                         |
| Price          | \$2,349,999                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,449                            |
| Acres          | 1.46                             |
| Year Built     | 2024                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 17 Silverhorn Park      |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R1C9                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Park            |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Recessed Lighting, Soaking Tub, Storage, Wet Bar, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Range Hood, Washer/Dryer                                                                                                           |
| Heating           | Forced Air, Fireplace(s), In Floor                                                                                                                                                                                         |
| Cooling           | Rough-In                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                        |

|                 |                 |
|-----------------|-----------------|
| # of Fireplaces | 1               |
| Fireplaces      | Gas, Great Room |
| Has Basement    | Yes             |
| Basement        | Full            |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Lighting                                 |
| Lot Description   | Back Yard, Landscaped, Open Lot, Private |
| Roof              | Asphalt Shingle                          |
| Construction      | Concrete, Mixed, Stone, Stucco           |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 288                |
| Zoning         | R-1                |
| HOA Fees       | 600                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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