

# \$2,199,999 - 17 Silverhorn Park, Rural Rocky View County

MLS® #A2190414

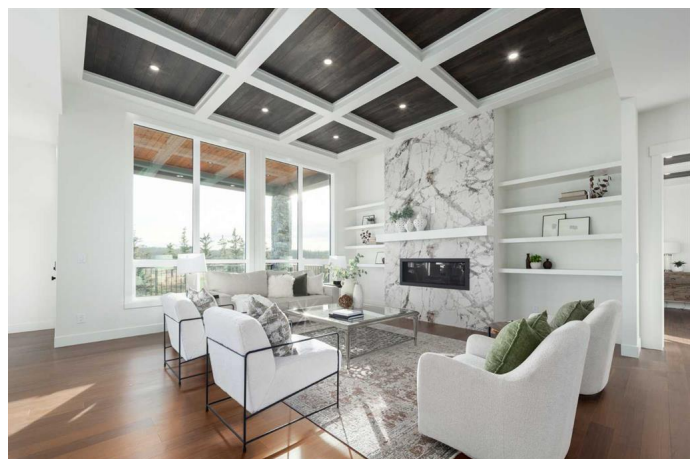
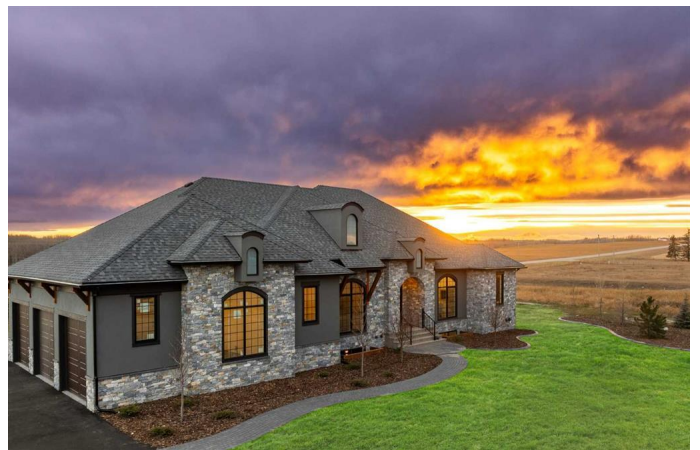
**\$2,199,999**

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

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

OPEN HOUSE SUNDAY APRIL 20TH  
12PM-3PM. 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	\$2,199,999
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	Bungalow, Acreage with Residence
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, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Freezer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, 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	76
Zoning	R-1
HOA Fees	600
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	eXp Realty
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