

**17 Silverhorn Park**  
**Rural Rocky View County, Alberta**

**MLS # A2190414**



**\$2,349,999**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Bears paw_Calg                           |               |                  |
| <b>Type:</b>     | Residential/House                        |               |                  |
| <b>Style:</b>    | Acreage with Residence, Bungalow         |               |                  |
| <b>Size:</b>     | 2,449 sq.ft.                             | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached                   |               |                  |
| <b>Lot Size:</b> | 1.46 Acres                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Open Lot, Private |               |                  |

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

**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.