

113 SILVERHORN Ridge, Rural Rocky View County T3R 0X3

MLS®#: **A2132069** Area: **Silverhorn** Listing Date: **05/14/24** List Price: **\$608,888**
 Status: **Active** County: **Rocky View County** Change: **-\$1k, 12-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **92,347 sqft**
 Lot Shape:
 Access: **Paved Road**
 Lot Feat: **Conservation,Cul-De-Sac,Environmental Reserve,Native Plants,Pie Shaped Lot,Treed**
 Park Feat:

Finished Floor Area

Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

45
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-CRD p0.4**
 Legal Desc: **1510793**

Remarks

Pub Rmks: **Stunning Bears paw estate lot priced to sell located in the unparalleled community of SILVERHORN || This fantastic 2.12 acre property is the largest in Phase 1 of the development and is situated on a quiet cul-de-sac with many striking luxury residences. This treed homesite offers the best servicing in RockyView County with water co-op, gas, power, electricity, Shaw high speed fiber optic cable and septic connection at the lot line. Nestled into a wooded hillside that overlooks a large natural pond, this SE facing property is well situated for a walkout basement to fully maximize your enjoyment of the peaceful natural surroundings. Architectural**

guidelines in this exclusive neighbourhood will ensure that your investment is protected and that all homes are constructed with a high level of quality and design. You may select your own builder, while all plans are approved by IBI Group. Preliminary plans for a 2265 square foot modern bungalow with triple garage and self contained home office suite are included with the sale. SILVERHORN is located minutes West of Calgary and offers 50% open space with its unique conservation design, 7 km of trails and a privacy buffer between all properties. Start planning your effortless country lifestyle, where you can enjoy the safety and privacy of scenic rural surroundings with big city amenities and conveniences just minutes away.

Inclusions:

Property Listed By:

n/a

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









