



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 SILVERHORN Vale, Rural Rocky View County T3R 0X3**

MLS® #: **A2174093** Area: **Bearspaw\_Calg** Listing Date: **10/18/24** List Price: **\$3,388,888**  
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **81,457 sqft**  
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space, Conservation, Few Trees, Lawn, Irregular Lot, Landscaped, Street Lighting, Private, Rolling Slope, Secluded, See Remarks, Sloped, Sloped Down**  
Park Feat: **Additional Parking, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Multiple Driveways, Off Street, Paved, Plug-In, RV Access/Parking, See Remarks, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler, Combination, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks**  
Sewer: **Shared Septic**  
Ext Feat: **Balcony, BBQ gas line, Private Yard, Rain Gutters**

Construction: **Brick, Cement Fiber Board, Silent Floor Joists, Stone, Wood Siding**  
Flooring: **Carpet, Ceramic Tile, Hardwood, Marble, See Remarks**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Range Hood, See Remarks, Tankless Water Heater, Washer, Window Coverings**  
Int Feat: **Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Stone Counters, Tankless Hot Water, Walk-In Closet(s), WaterSense Fixture(s), Wet Bar, Wired for Data, Wired for Sound**  
Utilities: **Electricity Connected, Natural Gas Connected, Garbage Collection, See Remarks, Sewer Connected, Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	25`0" x 16`0"	Bedroom	Second	18`6" x 12`2"
5pc Ensuite bath	Second	16`2" x 18`0"	3pc Bathroom	Second	9`0" x 8`4"
Bedroom	Basement	17`1" x 11`4"	Exercise Room	Basement	22`0" x 16`10"

DOM

**35**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **3**  
Garage Sz: **3**

**Kitchen** Main 17` 4" x 22` 6"  
**2pc Bathroom** Main 9` 3" x 6` 0"  
**Pantry** Main 9` 6" x 8` 3"  
**Bedroom** Second 18` 6" x 16` 4"  
**Game Room** Basement 16` 4" x 34` 4"  
**Laundry** Second 9` 5" x 13` 9"

**Foyer** Main 17` 7" x 10` 6"  
**Great Room** Main 23` 6" x 17` 10"  
**3pc Bathroom** Basement 9` 5" x 5` 10"  
**4pc Bathroom** Second 20` 7" x 7` 0"  
**Dining Room** Main 19` 0" x 13` 3"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1510793**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Beauty, Elegance, Privacy & Show home Status!!! Luxury exudes in every corner of this incredible fully developed 2 story located in Exclusive Bears paw! The moment you enter this Elegant custom built 2 story you will feel at home! This award winning plan Custom Built by McKinley Master Builders has only had one owner. The Vale was specifically recognized for the exquisite staircase with custom made iron railing! You will notice the amazing views of the rolling hills and treed areas from all rooms in this stunning home. Privacy and tranquility at its finest! Open concept of the main floor flows from one grand area to the next! Each room offering its own unique design and decore! The grand foyer graces you with a custom wardrobe and the exquisite Staircase which is sure to stop any guest in their tracks! The Great room features a marble feature wall with BI gas fireplace & TV area. You will notice the views this home offers from the comfort of this room. The kitchen is befitting of any Chef and has a blend of traditional and modern finishes with top of the line Wolf and Subzero appliances! The butler's pantry is conveniently located off the kitchen and features a BI Wolf Steam oven. The formal dining will set the mood for entertaining your most precious guests or hosting that large family dinner. The oversized marble island complete with waterfall edge will comfortably seat the kids for morning breakfast or a late night snack! There is a second island station that divides the great room and kitchen area's slightly. Nicely defining each space. The custom herringbone wood floors are a show stopper and yet offer the practicality any family needs. The powder room has so much warmth and class from the custom floating vanity to the custom wood walls. The upstairs level features 4 rooms, one of which can be utilized as an office space / guest room as it has a BI murphy bed. There is a full guest bathroom off this guest suite. There is an oversized main bath with a double floating vanity with custom built-ins, a private toilet room and a private custom shower area. This bathroom will wow you! The hallway features accent lighting and custom iron chandeliers with a barrel ceiling. This leads you into an oversized laundry room with an abundance of cabinets. The floors are heated through out the laundry room, walk-in closet and the spa like ensuite! As you enter the master retreat you will immediately notice the privacy at the rear of the home and the floor to ceiling windows with a cozy sitting area. The ceiling detail is grand and very detailed. Entering the master ensuite you will feel the stress of your day melt away! The basement features a custom bar area with BI keg fridge and subzero fridge . The Walk Out basement is bright and cheerful! The mechanical room is a masterpiece itself and connects to a private stairwell that leads you into the garage. Garage features epoxy coated flooring and custom built in cabinets. Seller is a Licensed Realtor in Province of Alberta**

Inclusions: **N/A**  
 Property Listed By: **Pinnacle Real Estate**

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







