

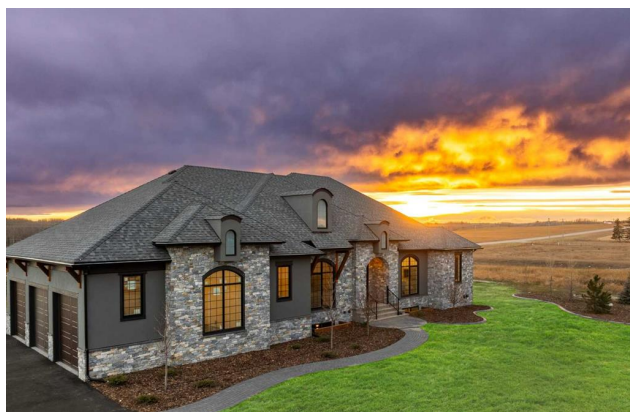


THE
A-TEAM

**RE/MAX
FIRST**

17 SILVERHORN Park, Rural Rocky View County T3R1C9

MLS® #: **A2179554** Area: **Bearspaw_Calg** Listing Date: **11/19/24** List Price: **\$2,299,999**
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** Finished Floor Area
Year Built: **2024** Abv Sqft: **2,448**
Lot Information Low Sqft:
Lot Sz Ar: **63,597 sqft** Ttl Sqft: **2,448**
Lot Shape:

DOM

3
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat: **Back Yard, Landscaped, Open Lot, Private**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Fireplace(s), Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Lighting**

Construction: **Concrete, Mixed, Stone, Stucco**
Flooring: **Carpet, Hardwood, Tile, Vinyl**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **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**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`0" x 13`5"	Bedroom	Main	11`11" x 12`8"
Kitchen	Main	16`10" x 11`4"	Breakfast Nook	Main	10`11" x 13`0"
Great Room	Main	17`0" x 18`1"	Office	Main	10`11" x 13`8"
Bedroom - Primary	Main	15`11" x 15`8"	2pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Basement	14`11" x 13`6"	Media Room	Basement	16`11" x 19`11"

Exercise Room
Other
Bedroom

Basement
Basement
Basement

9`11" x 12`4"
15`0" x 11`4"
15`5" x 11`5"

Game Room
3pc Bathroom

Basement
Basement

16`5" x 16`2"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

1510793

Remarks

Pub Rmks:

OPEN HOUSE NOV 23RD & 24TH 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.

Inclusions:
Property Listed By:

N/A.
eXp Realty

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



