



780-978-7122  
sukhu@grassrootsrealtygroup.ca

## 2 Silverhorn Park Rural Rocky View County, Alberta

MLS # A2274320



# \$2,798,500

Division:	Silverhorn		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,007 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	1.49 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees,		

Heating:	Forced Air	Water:	Co-operative
Floors:	Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Sauna, Soaking Tub, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Finnleo Sauna, All TV's & Wall Mounts, Deck Heaters

Watch the FULL home tour on YouTube of this exceptional modern, farmhouse inspired home! Welcome to Silverhorn Park in Bearspaw, where luxury, privacy, and timeless design come together on a stunning 1.49 acre estate backing open green space. Thoughtfully landscaped with mature trees, natural stonework, a large outdoor firepit, and two heated decks with Phantom screens, this residence is the perfect blend of modern architecture and rustic farmhouse warmth. Step inside to a grand foyer with rich hardwood floors and a charming telephone-booth office with custom built-ins. The kitchen is a showpiece with vaulted ceilings with wood panel accents, a striking waterfall island, two-toned cabinetry, and top-tier appliances including a Wolf gas stove and convection oven, Sub-Zero fridge, and an artful custom range hood. A walk in pantry adds additional storage, a steam oven, sink, and the ultimate coffee bar area. The dining area opens to the side deck for seamless indoor-outdoor living, while the living room centers around a floor-to-ceiling fireplace that defines luxury and invites the family to gather. The main floor primary retreat offers a custom closet and spa-like ensuite with a large soaker tub, dual sinks, glass shower, and abundant storage. A well-designed mudroom houses the laundry room with a sink, tons of storage, and leads to the nicest garage you have ever seen, a heated triple car haven with epoxy floors, custom built-in workbench, and a wood ceiling treatment on the vaulted ceilings. Upstairs features a secondary laundry room and two spacious bedrooms, each with their own walk-in closets and private ensuites. The fully finished lower level impresses with a wet bar, expansive secondary living area, full gym, a hobby room with a half bath for the creator of the family, full bath with soaker tub, sauna and steam shower, plus a large 4th

bedroom with custom built-ins. As if the main home and the stunning lot wasn't compelling enough, completing the property is a charming, fully separate Carriage House with its own great sized living and entertaining room, 1 bedroom, a full bathroom, and a full kitchenette, perfect for guests or extended family. Located in Silverhorn, and only a 6-7 minute drive from the edge of the city you'll enjoy an exceptionally well designed community with some of Bearspaw's most incredible homes. The communal septic fields, water co-op, fibre optic internet, and homesites with large amounts of natural reserve land kept pristine make Silverhorn the premier acreage lifestyle community around Calgary. You'll enjoy the tranquility of country living while still being only minutes from top amenities like the Bearspaw Golf & Country Club, Flores & Pine, and more. This is truly a one of a kind masterpiece just minutes from the city. Book your private showing today!