

\$1,999,999 - 9 Silverhorn Park, Rural Rocky View County

MLS® #A2213584

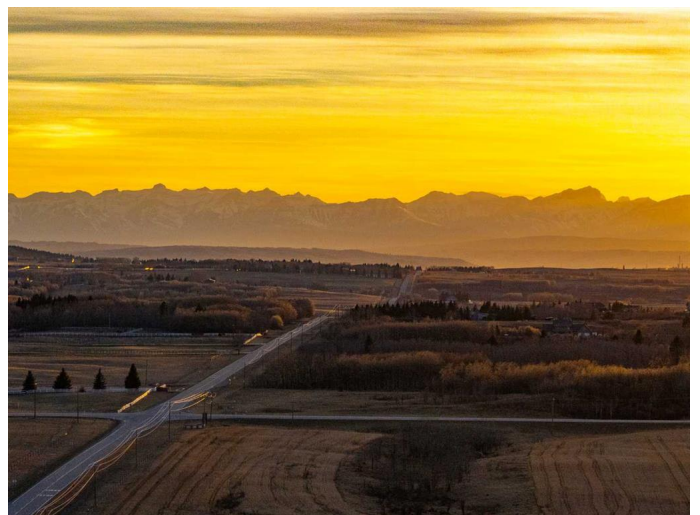
\$1,999,999

5 Bedroom, 4.00 Bathroom, 2,738 sqft
Residential on 1.73 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

OPEN HOUSE SATURDAY MAY 17TH

12:00-2:00. Nestled in the prestigious Silverhorn Estates, this stunning 2024-built residence offers nearly 4,500 square feet of impeccably designed living space on a sprawling 1.73-acre lot. The open-concept main level is ideal for both everyday living and elegant entertaining, featuring rich coffered ceilings, a striking floor-to-ceiling tiled fireplace, and expansive South-facing windows that flood the home with natural light. The gourmet kitchen is a showstopper with floor-to-ceiling cabinetry, marbled quartz countertops, a stainless-steel gas range, massive double-door fridge/freezer, and a charming breakfast nook. Three main-level bedrooms include a luxurious primary suite with a spa-inspired ensuite and custom walk-in closet. Additional highlights include a formal dining space, main floor laundry, and bleached oak engineered hardwood throughout. A light-filled loft above the heated triple garage offers versatile space for an office, studio, or playroom. The fully finished lower level is an entertainer's dream with a large rec area, theatre room, gym, and two more spacious bedrooms. Ideally located just 30 minutes from both downtown Calgary and the airport, and only 15 minutes to Crowfoot Centre and an abundance of retail shopping, this home offers the perfect balance of serene estate living with



convenient city access. A true gem in the heart of Silverhorn.

Built in 2024

Essential Information

MLS® #	A2213584
Price	\$1,999,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,738
Acres	1.73
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	9 Silverhorn Park
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1C9

Amenities

Amenities	Other, Park
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Landscaped, Open Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	26
Zoning	R-1
HOA Fees	600
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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