

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

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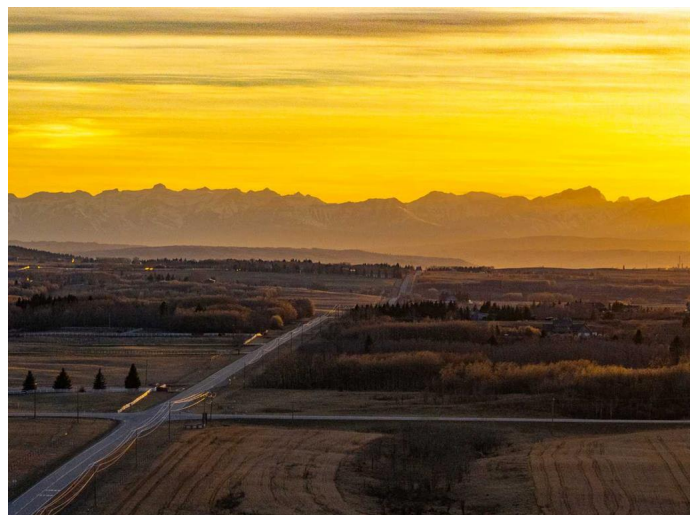
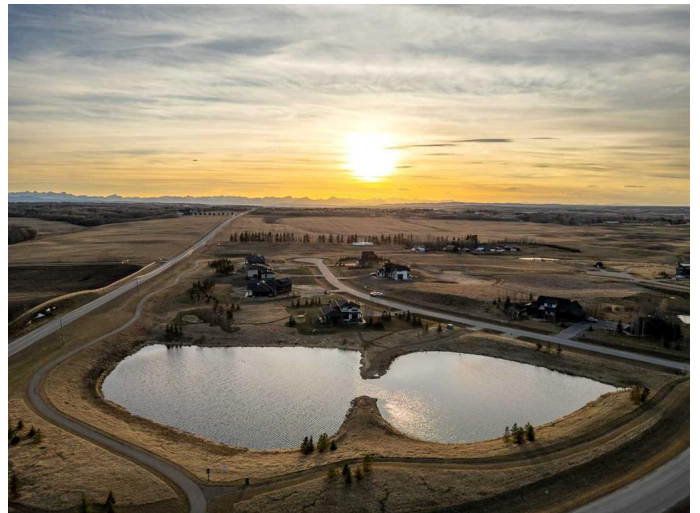
MLS® #A2213584

**\$1,999,999**

5 Bedroom, 4.00 Bathroom, 2,753 sqft  
Residential on 1.73 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

OPEN HOUSE JUNE 22 1-3PM 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 | 2,753                                     |
| 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 | 58               |
| Zoning         | R-1              |
| HOA Fees       | 600              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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