

**29 Silverhorn Vale**  
**Rural Rocky View County, Alberta**

**MLS # A2289139**



**\$2,599,999**

<b>Division:</b>	Silverhorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,514 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Electric Gate, Garage Door Opener, Garage Faces Front, Ga		
<b>Lot Size:</b>	1.82 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscap		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Radiant	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Holding Tank, Septic System, Shared Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Butler pantry dishwasher & wall oven, Primary bedroom ensuite washer/dryer,

Situated in the prestigious community of Silverhorn, just a short drive from Calgary, this exceptional brand-new bungalow build offers the perfect balance of luxury living and serene acreage lifestyle. Set on nearly two acres with a coveted South-facing backyard, the home features over 4,500 sq. ft. of thoughtfully designed space, including 4 bedrooms and 3.5 bathrooms, with two bedrooms conveniently located above grade. A dedicated main floor office provides work-from-home flexibility, while the expansive primary retreat showcases sun-filled South-facing windows, a massive walk-in closet complete with an island and stacked washer and dryer, and a stunning spa-inspired ensuite with in-floor heating. The gourmet kitchen is complemented by a full luxury appliance package and a large butler's pantry equipped with an additional oven, sink, and dishwasher—ideal for effortless entertaining. The fully developed lower level is enhanced with radiant in-floor heating and offers two additional bedrooms, a theatre room, home gym, a spacious recreation room with a wet bar, dedicated lower-level laundry room for added convenience, and a beautifully appointed 5-piece bathroom complete with a steam shower for a true spa-like experience. A triple attached garage with radiant in-floor heating and epoxy finish ensures comfort and durability year-round. The exterior is equally impressive, thoughtfully curated with high-end, durable materials designed for both longevity and striking curb appeal, including a premium metal roof, natural stone accents, Hardie board siding, batten detailing, and refined stucco finishes. As this home is currently under construction, buyers have a wonderful opportunity to customize select finishes and tailor the space to their personal style, creating a truly bespoke estate in one of the area's most sought-after neighborhoods.