

# \$3,299,999 - 11 Silverhorn Terrace, Rural Rocky View County

MLS® #A2201882

**\$3,299,999**

7 Bedroom, 8.00 Bathroom, 4,823 sqft  
Residential on 1.40 Acres

Silverhorn, Rural Rocky View County, Alberta

This stunning new build in the prestigious neighborhood of Silverhorn, Bearspaw, masterfully crafted by Investa Homes. Offering over 7,000 square feet of exquisitely designed living space on 1.4 acres of lush, private land, this home is the perfect private estate. Currently in the framing stages and set for completion in July 2025, there is still time to customize this exceptional home. Thoughtfully designed for both comfort and convenience, it features five bedrooms above grade, including a main-floor suite perfect for elder visitors, while the second level boasts four spacious bedrooms, each with its own ensuite. The home is designed for both relaxation and entertainment, featuring a home theatre, wet bar, games area, and a fully equipped home gym. The expansive kitchen, complete with an adjacent spice kitchen, is ideal for culinary enthusiasts. A five-car garage provides ample space for vehicles and storage, while an elevator offers convenience. Located just 30 minutes from downtown Calgary and under 25 minutes from top private schools, this exceptional estate blends luxury, functionality, and privacy in one of Bearspaw's most coveted communities. Secure your opportunity to personalize this extraordinary home before it's complete.



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2201882                         |
| Price          | \$3,299,999                      |
| Bedrooms       | 7                                |
| Bathrooms      | 8.00                             |
| Full Baths     | 7                                |
| Half Baths     | 1                                |
| Square Footage | 4,823                            |
| Acres          | 1.40                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11 Silverhorn Terrace   |
| Subdivision | Silverhorn              |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R 0X3                 |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Other                                                      |
| Parking Spaces | 9                                                          |
| Parking        | Heated Garage, Insulated, Oversized, Quad or More Attached |
| # of Garages   | 5                                                          |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows, Bar, Elevator, Smart Home       |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Bar Fridge, Gas Range |
| Heating           | In Floor, Forced Air                                                                                                             |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 3                                                                                                                                |
| Fireplaces        | Electric, Gas                                                                                                                    |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Full, Walk-Out, Exterior Entry                                                                                         |

**Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Lot Description   | Cleared, Few Trees, Level           |
| Roof              | Asphalt Shingle                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 96               |
| Zoning         | R-S              |
| HOA Fees       | 600              |
| HOA Fees Freq. | MON              |

**Listing Details**

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

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