

\$1,325,000 - 44 Silverwoods Drive, Rural Rocky View County

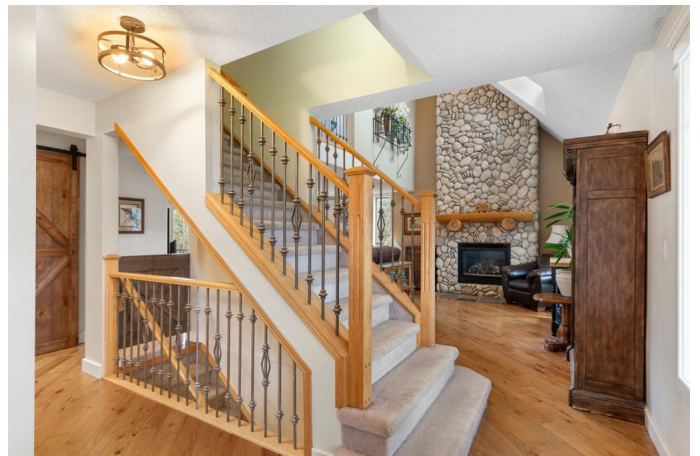
MLS® #A2216292

\$1,325,000

6 Bedroom, 4.00 Bathroom, 2,369 sqft
Residential on 2.00 Acres

Silverwoods, Rural Rocky View County,
Alberta

Welcome to 44 Silverwoods Drive. This beautifully appointed 6-bedroom, 4-bathroom home set on 2 scenic acres in sought-after Bearspaw is a must see. This thoughtfully designed residence blends modern comfort with timeless finishes, offering over 3,700 sq ft of living space. The main floor features an open-concept living area anchored by a striking rock-facing gas fireplace and flooded with natural light. The 2018 renovated kitchen is a standout with sleek white cabinets, leatherette countertops, a Stainless steel sink with touch tap, stainless steel appliances, a large island with seating, and built-in cabinetry for added functionality. Open to the large dining room with lots of south facing windows makes this a great entertaining space. The main floor office over looks the back yard and has built in cabinetry. Next is the large living room space with the gas fireplace accented with stone to the ceiling. The garden doors lead to the large back deck and lower patio area where you will enjoy the large fenced yard to keep the kids and animals from escaping. Great playhouse in the back yard as well. Engineered hardwood, tile, and plush carpet flow seamlessly throughout the home. Upstairs, you'll find 4 bedrooms including the spacious primary retreat with a walk-in closet and a private 4-piece ensuite. A second 4-piece bathroom completes the upper level.



Or maybe turn one of the bedrooms into a second office or play room for the kids. The fully finished basement offers two more bedrooms, a generous rec room, and another full bathroom, making it ideal for family living or guest accommodations. The double heated attached garage with a breezeway between and access to the dog run is very convenient. This property feels very private with the trees around it and the setback from the street. The property is much larger than it seems, as the fenced yard does not reach any of the property lines. Minutes from Calgary city limits, easy commute to the airport. New roof 2019, Exterior Stucco repainted 2019, newer stairs on the deck and lots of other updates completed. Check out this Gem of a property before its gone.

Built in 1988

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2216292 |
| Price | \$1,325,000 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,369 |
| Acres | 2.00 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 44 Silverwoods Drive |
| Subdivision | Silverwoods |
| City | Rural Rocky View County |

| | |
|-------------|-------------------|
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3R1E2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, See Remarks, Storage, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dog Run, Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Many Trees, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 30th, 2025 |
| Days on Market | 51 |
| Zoning | R-CRD |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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