

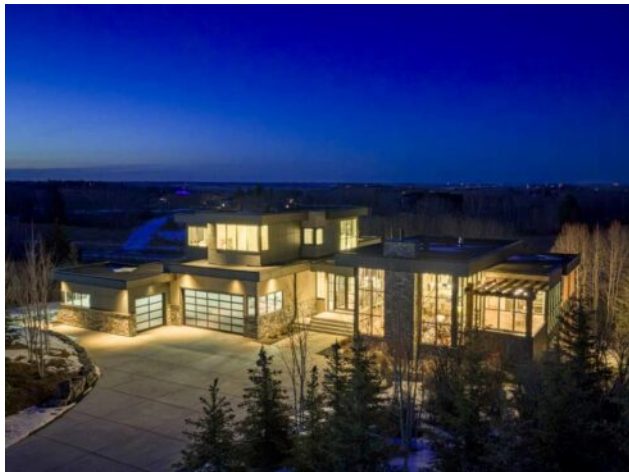


**GRASSROOTS**  
REALTY GROUP

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**105 Silverhorn Ridge**  
**Rural Rocky View County, Alberta**

**MLS # A2305428**



**\$3,899,999**

<b>Division:</b>	Silverhorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,764 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	1.77 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Lawn,		

<b>Heating:</b>	In Floor, Forced Air, Radiant	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank, Shared Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Mixed, Stone, Stucco	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Built-in Multi-Purpose Wall Oven, Built-in Coffee Maker, TV in Primary Bed Frame, Lower Level Dishwasher, Lower Level Beverage Fridge, Kegeerator, Home Theatre System & All Components, Home Smart System & All Components, Home Audio System & All Components.		

Tucked into 1.77 acres of rolling hills and mature trees in the estate community of Silverhorn, 105 Silverhorn Ridge quietly redefines the acreage category. Built by award-winning West Ridge Fine Homes, this two-storey walkout offers nearly 7,000 SF across three levels &mdash; architectural, warm, and connected to nature. The main floor opens to 14' ceilings in the great room, where three elevations of floor-to-ceiling windows in a post-and-beam grid frame the landscape and pour in S/SW light. A linear gas fireplace with metal-paneled facade and stacked ledgerstone columns anchors the room. The kitchen is purpose-built for entertaining: a full Miele package with eight-burner dual-oven gas range, paneled built-in fridge and freezer, and dishwasher; black leathered stone counters with waterfall-edge island; full-height marbled stone backsplash; and integrated pantry. The butler's pantry adds a Miele coffee machine, combi-steam oven, and 100+ bottle wine fridge. The dining room sits in a glass enclosure that feels like eating among the trees; the breakfast nook is built for unhurried mornings. Three decks extend the main floor outdoors: a covered patio with BBQ hookup, a pergola sundeck with S/SW exposure, and a central sunrise deck off the nook, foyer, and primary suite. The main-floor primary retreat features a custom built-in bed frame and floor-to-ceiling headboard with tufted velvet, custom millwork, antiqued mirror panels, integrated pendants, and hidden motorized footboard TV. A glass wall delivers light from two elevations with direct deck access. The spa ensuite offers in-floor heat, freestanding soaker tub, floating dual vanity, dedicated makeup vanity, oversized curbless shower with black-framed tinted glass and five-function system, and separate water closet. The walk-in connects to the laundry. An open-riser staircase wrapped in windows leads

upstairs to two bedrooms with walk-ins and private ensuites, plus a bright executive office with tinted glass feature wall. The walkout lower level is built for entertaining. Radiant in-floor heat runs throughout. A three-sided gas fireplace with shelving separates the conversation area from a striking wet bar in Japanese charred wood cladding with stainless kegerator, wine fridge, and dishwasher. The space steps down through a games area into a sunken theatre with quartz projection screen, ceiling-mounted projector, and surround sound. Two more bedrooms with private ensuites and walk-ins, a spa bath with steam shower, a gym, and a wine cellar that steals the show round out the level. The heated, epoxy-floored triple-door garage fits up to five cars (or three plus workshop), with ceiling height for a lift. Additional features: metal frame structure, natural stone accents, smart home automation, automated roller shades, irrigation, exterior lighting, stamped concrete driveway, frameless tempered glass railings, speaker zones, and STEP septic. Book a showing to experience 105 Silverhorn Ridge & Silverhorn itself.