



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7 Silverhorn Terrace
Rural Rocky View County, Alberta

MLS # A2306450



\$3,499,999

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,462 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	7 full / 1 half
Garage:	220 Volt Wiring, Garage Faces Front, Heated Garage, Oversized, Quad or More		
Lot Size:	1.40 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Lawn, P		

Heating:	In Floor, Fireplace(s), Forced Air, Radiant	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	See Remarks.		

Set in the prestigious community of Silverhorn, this brand-new custom estate combines timeless architectural design with modern luxury to create a residence unlike any other. Resting on a sprawling corner lot surrounded by trees for privacy, the home offers an exceptional balance of seclusion and connection, with Calgary's finest amenities, schools, and golf courses just minutes away. Showcasing over 5,400 SF above grade and more than 8,300 SF of total developed living space, the floorplan has been thoughtfully designed for both family living and large-scale entertaining. A custom double front door with glass inlay opens to soaring ceilings, designer lighting, engineered hardwood floors, and triple-pane windows throughout. The main level features a stunning executive office with French doors, glass inlay, three west-facing windows, and built-in cabinetry, alongside an inviting open-concept layout where the dining area flows effortlessly into the living room, divided by a dramatic floor-to-ceiling gas fireplace with built-in TV recession, and continues into the state-of-the-art kitchen anchored by a Sub-Zero refrigerator, Wolf dual oven gas range, Falmec range hood, Bosch dishwasher, Danby Silhouette wine fridge, Brizo faucet, and stone counters. A fully equipped spice kitchen with a dual undermount sink, dishwasher, six-burner gas cooktop, and microwave makes hosting effortless. The mudroom offers quartz counters, a seating bench, sink, and an abundance of built-in storage. Upstairs, four generously sized bedrooms each include walk-in closets and private ensuites, with a secondary suite featuring a 5-pc bath with soaker tub and walk-out terrace. The primary sanctuary boasts S/SW views, his & her walk-in closets with custom built-ins and in-floor lighting, a spa-inspired ensuite with quartz counters, sconce lighting, heated floors, a

glass-walled steam shower with bench, standalone soaker tub, enclosed bidet toilet, custom chandelier, and walk-out terrace. A flex/loft space adds an electric fireplace, wet bar, and bay window seating. The fully developed lower level offers radiant heated floors, 8 ft ceilings, a glass-walled home gym with mirrors and rubber matting, designated theatre room with built-in media console and speakers, expansive entertainment area with waterfall-edge wet bar, and two en-suited guest bedrooms. The oversized 6-car tandem attached garage is a large family, or collectors dream and features 11.9 ft ceilings, radiant in-floor heat, gas roughed-in, epoxy flooring, side-winder garage door openers, and a 3-pc bath. 7 Silverhorn Terrace is a landmark estate in one of Alberta's most sought-after settings.