



GRASSROOTS
REALTY GROUP

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**30 Silverstone Place
Didsbury, Alberta**

MLS # A2310507



\$874,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,986 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, Over		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Landscaped, Lawn, Pie Shaped Lot		

Heating:	In Floor, Fireplace Insert, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows

Inclusions: Instant hot water tank located under kitchen sink, Large white shed

Exceptional custom-built executive residence offering nearly 4,000 sq. ft. of impeccably finished living space on a large pie-shaped lot at the end of a quiet cul-de-sac in the desirable community of Didsbury. Built in 2023, this near-new luxury home blends sophisticated modern design, premium craftsmanship, and energy-efficient construction to deliver an elevated lifestyle in small-town Alberta. Ideally located between Calgary and Red Deer, Didsbury offers the perfect balance of refined living, strong community connection, and everyday convenience. Striking curb appeal is highlighted by custom stonework and durable James Hardie siding, creating a bold architectural presence. Inside, soaring 9-foot ceilings, 8-foot doors, triple-pane windows and doors, luxury vinyl plank flooring, designer lighting and fans, and a stunning custom open-riser maple staircase establish a sense of modern elegance throughout. Designed for both entertaining and everyday luxury, the chef-inspired kitchen features quartz countertops, a deep granite sink, instant hot water, induction range with gas rough-in, full-height side-by-side refrigerator and freezer, extensive cabinetry, built-in office workspace, and a spacious walk-through pantry connecting seamlessly to the thoughtfully designed mudroom. The open-concept main living area is centered around a striking 56-inch linear gas fireplace and expansive 12-foot patio doors leading to the wraparound deck and beautifully landscaped backyard for seamless indoor-outdoor living. Upstairs, a generous bonus room provides additional family living space, while the upper level offers 3 spacious bedrooms and 3 bathrooms, including 2 private ensuites. The luxurious primary retreat features a spa-inspired ensuite with floor-to-ceiling tile, freestanding deep soaker tub, oversized walk-in shower with bench seating, floating dual-sink vanity, and

private water closet. Each bedroom includes a thoughtfully designed wardrobe system, while the laundry room offers extensive cabinetry, quartz countertops, sink, open shelving, and stacked washer and dryer. The professionally finished basement expands the home's versatility with a large family and entertainment space ideal for a home theatre, fitness studio, or games area. A fourth bedroom with walk-in closet is complemented by a spacious dual-access bathroom featuring in-floor heat and built-in shelving. Dual furnaces and basement spray foam insulation enhance year-round comfort and energy efficiency, while extensive storage solutions add everyday practicality. Additional features include full landscaping and fencing, plus an oversized heated double tandem garage with dedicated furnace and epoxy resin flooring, offering flexible triple-car capacity for vehicles, storage, workshop space, or hobby use. A rare opportunity to own a near-new luxury custom home offering modern sophistication, exceptional functionality, and refined executive living in a peaceful small-town setting.