



**GRASSROOTS**  
REALTY GROUP

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**14 Silverhorn Park**  
**Rural Rocky View County, Alberta**

**MLS # A2315452**



**\$2,699,999**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Silverhorn   |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey, Acreage with Residence   |               |                  |
| <b>Size:</b>     | 3,750 sq.ft.   | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 4 full / 2 half  |
| <b>Garage:</b>   | Additional Parking, Concrete Driveway, Oversized, Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 1.40 Acres   |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Land   |               |                  |

|                    |   |                   |               |
|--------------------|---|-------------------|---------------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | Co-operative  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | Shared Septic |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -             |
| <b>Exterior:</b>   | Cedar, Cement Fiber Board   | <b>Zoning:</b>    | R-CRD p0.4    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s), Wet Bar |                   |               |
| <b>Inclusions:</b> | N/A   |                   |               |

Welcome to the Black Timber Estate at Silverhorn—where luxury estate living meets the tranquility of nature. Perfectly positioned on 1.40 beautifully landscaped acres in one of the area’s most prestigious communities, this exceptional estate offers an unmatched blend of timeless design, modern comfort, and refined entertaining spaces. Surrounded by preserved natural land, with nearly 50% of Silverhorn dedicated to protected green space, this community is celebrated for its balance of breathtaking natural beauty and stunning custom built homes. With new luxury builds still being completed throughout the neighborhood, Silverhorn continues to set the standard for elevated estate living. Inside, this impressive 5 bedroom home was thoughtfully designed for both everyday living and large scale entertaining. The open concept main floor seamlessly connects the living, dining, and kitchen spaces, creating a warm yet sophisticated atmosphere. At the heart of the home is the expansive chef inspired kitchen featuring an oversized island, generous cabinetry, and a spacious breakfast nook perfect for family gatherings or casual mornings. A striking two way fireplace anchors the main living areas while adding warmth and ambiance throughout. Entertain effortlessly with the fully equipped bar area complete with a sink, making hosting friends and family a true experience. Step outside onto the expansive wraparound deck where the west facing outdoor dining area is perfectly positioned to enjoy evening sunsets beside the exterior side of the two way fireplace, creating a seamless indoor/outdoor experience. Functionality meets luxury with a massive mudroom and dedicated laundry area tucked away from the main living spaces, along with a conveniently located powder room that can be closed off for added privacy and organization. Upstairs, all three

spacious bedrooms feature their own private ensuites, offering comfort and privacy for every family member or guest. The primary retreat is designed as a luxurious escape with spa inspired finishes and an incredible walk in closet. The fully developed basement expands the home's versatility with two additional bedrooms, a full bathroom, expansive recreation and games area, dedicated gym space, and another bar area ideal for movie nights, entertaining, or multigenerational living. Completing the property is an attached triple car garage, paved driveway, and additional parking pad with room for a trailer or extra vehicles. Every detail of this home has been carefully considered to deliver the perfect combination of luxury, functionality, and estate style living in one of the area's most sought after communities.