



GRASSROOTS
REALTY GROUP

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87 Silverberry Way
Rural Rocky View County, Alberta

MLS # A2346030



\$1,014,599

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,847 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 87 Silverberry Way, proudly built by Sterling Homes Calgary. This impressive home features Hardie board siding, 3-car garage, side entrance, 9' ceilings throughout, 8' doors, added windows, and open-to-below design. Perfect for large families, with a main floor bedroom/full bath, two upper primary bedrooms, vaulted-style openness, and mudroom cubbies for busy days. The executive kitchen features built-in upgraded appliances, a gas cooktop, cabinet chimney hood fan, 48" uppers, under-cabinet lighting, pull-out waste bin, plus spice kitchen with gas range, MDF shelving, and a French door. Enjoy LVP through main, stairs, and upper common areas, a gas fireplace with granite hearth, rear deck with glass railing and BBQ gas line. Luxe ensuite includes soaker tub and fully tiled shower with bench. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.