



GRASSROOTS
REALTY GROUP

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11 Silverhorn Terrace
Rural Rocky View County, Alberta

MLS # A2201882



\$3,299,999

Division:	Silverhorn		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,823 sq.ft.	Age:	-
Beds:	7	Baths:	7 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Quad or More Attached		
Lot Size:	1.40 Acres		
Lot Feat:	Cleared, Few Trees, Level		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	14-26-3-W5
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-S
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Elevator, High Ceilings, Open Floorplan, Pantry, Smart Home, Storage, Vinyl Windows		
Inclusions:	Lower Level Beverage Fridge, Lower Level Dishwasher.		

This stunning new build in the prestigious neighborhood of Silverhorn, Bearspaw, masterfully crafted by Investa Homes. Offering over 7,000 square feet of exquisitely designed living space on 1.4 acres of lush, private land, this home is the perfect private estate. Currently in the framing stages and set for completion in July 2025, there is still time to customize this exceptional home. Thoughtfully designed for both comfort and convenience, it features five bedrooms above grade, including a main-floor suite perfect for elder visitors, while the second level boasts four spacious bedrooms, each with its own ensuite. The home is designed for both relaxation and entertainment, featuring a home theatre, wet bar, games area, and a fully equipped home gym. The expansive kitchen, complete with an adjacent spice kitchen, is ideal for culinary enthusiasts. A five-car garage provides ample space for vehicles and storage, while an elevator offers convenience. Located just 30 minutes from downtown Calgary and under 25 minutes from top private schools, this exceptional estate blends luxury, functionality, and privacy in one of Bearspaw's most coveted communities. Secure your opportunity to personalize this extraordinary home before it's complete.