

PRIVATE ESTATE IN SILVERHORN



13 SILVERHORN VALE
BEARSPAW, AB
COMMUNITY OF SILVERHORN

exp
REALTY
LUXURY

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LUXURY REAL ESTATE



PROPERTY SPECS

4 BD 4.5 BA 5,205.86 SF

- STUNNING CUSTOM BUILD
- THREE CAR HEATED GARAGE
- RADIANT IN-FLOOR HEATING
- PREMIER LOT IN THE COMMUNITY
- WALK OUT BASEMENT
- THREE BEDROOMS ABOVE GRADE
- ADDITIONAL TWO CAR GARAGE & SHOP

PROPERTY STATS

PROPERTY TYPE	2 STOREY
YEAR BUILT	2016
TOTAL DEVELOPED SF	5,205.86
ABOVE GRADE SF	3,582.32
LOT SIZE	2.03 ACRES



EXTERIOR HOME FEATURES

- Asphalt tile roof shingles
- Three car heated garage
- Exposed timber beams & trusses
- Stunning natural stone veneer & skirting
- Natural wood siding with cedar shake accents
- Front porch
- Covered lower level patio with exposed aggregate finish
- Exterior lighting inlaid in natural wood soffits
- Glass panel exterior railings





LIVING QUARTERS FEATURES

- Solid wood curved staircase creating an open to above design feature from the top floor to the basement
- Natural stone feature wall spanning from the lower level to the second floor
- Stunning A-frame peaked ceiling feature warm wood planks
- Expansive floor-to-ceiling windows framed in natural wood
- Re-claimed wide plank hardwood floors
- Eye-catching stone fireplace with timber mantle
- Wired for sound throughout



KITCHEN FEATURES

- Full luxury Miele appliance package including gas cooktop, espresso maker, fridge & freezer, dishwasher, built-in oven, & multi-function steam oven
- Rich solid wood floor to ceiling cabinetry with glass front details
- Cabinet underlighting
- Large island featuring thick Quartz countertop, breakfast bar, serving sink, gas six burner cooktop with grill, & custom wood range hood
- Farm style cast iron sink
- Massive walk-in pantry
- Large open dining area anchored by double sliding doors leading outside







UPPER-LEVEL LIVING FEATURES

- Earth toned carpet throughout
- Bright open flex space/media room
- Large private primary bedroom with his & her walk in closets
- Primary ensuite features wood grain tile, his & her vanities, make up vanity, large soaker tub, water closet, pebble stone tile accents, water closet, & large windows offering an abundance of light & privacy
- Ideal family laundry room
- Additional bedroom with walk-in closet & ensuite bathroom
- Third spacious bedroom
- Additional four-piece bathroom





LOWER-LEVEL ENTERTAINING & LIVING

- Radiant in-floor heating throughout
- Concrete high gloss epoxy flooring
- Pool table/games area
- Home theatre
- Walkout basement
- Bright home gym looking out onto back yard
- Lower level wet bar with wood panel details, tiered quartz counter tops, & pendant lighting
- Additional dry bar area with built in wine fridge & quartz counter tops
- Wired for sound throughout
- Additional guest bedroom
- Three piece bathroom
- Abundance of large windows allowing light to flood in through multiple elevations
- Direct access to outdoor covered patio through large sliding doors



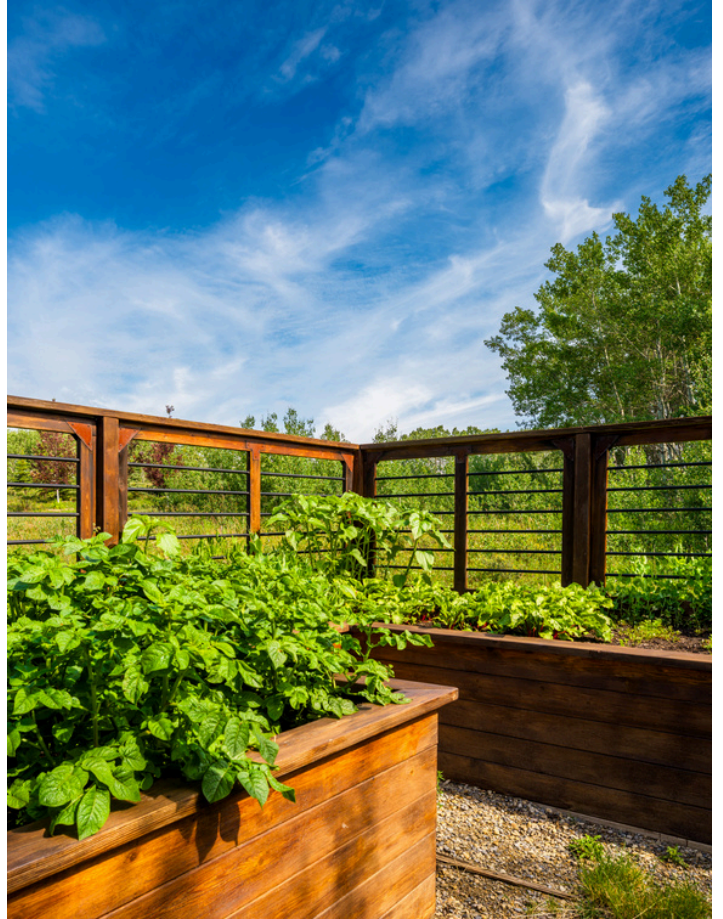
PRIVATE OUTDOOR LIVING

- Your dream outdoor living space complete with an outdoor media space, dining area, lighting, ceiling fan, speakers, rustic shiplap feature wall, peaked A-frame ceiling with wood soffits, & natural wood plank decking
- Deck that spans the full length of the house and has glass paneled railing
- Phantom screen system that improves privacy, keeps the space bug free, & helps with heat retention in the area so you can enjoy outdoor living throughout the year
- BBQ area
- Additional seating/entertaining area adjacent to indoor dining space
- Covered lower level patio with exposed aggregate finish, additional seating area, and private hot tub
- This large yard is one of the best in the community & features an abundance of lawn space for families, a trampoline area, protected garden beds to grow your favorite herbs & flowers, & so much more
- The entire yard is lined with strategically placed rundle stone retaining walls & features









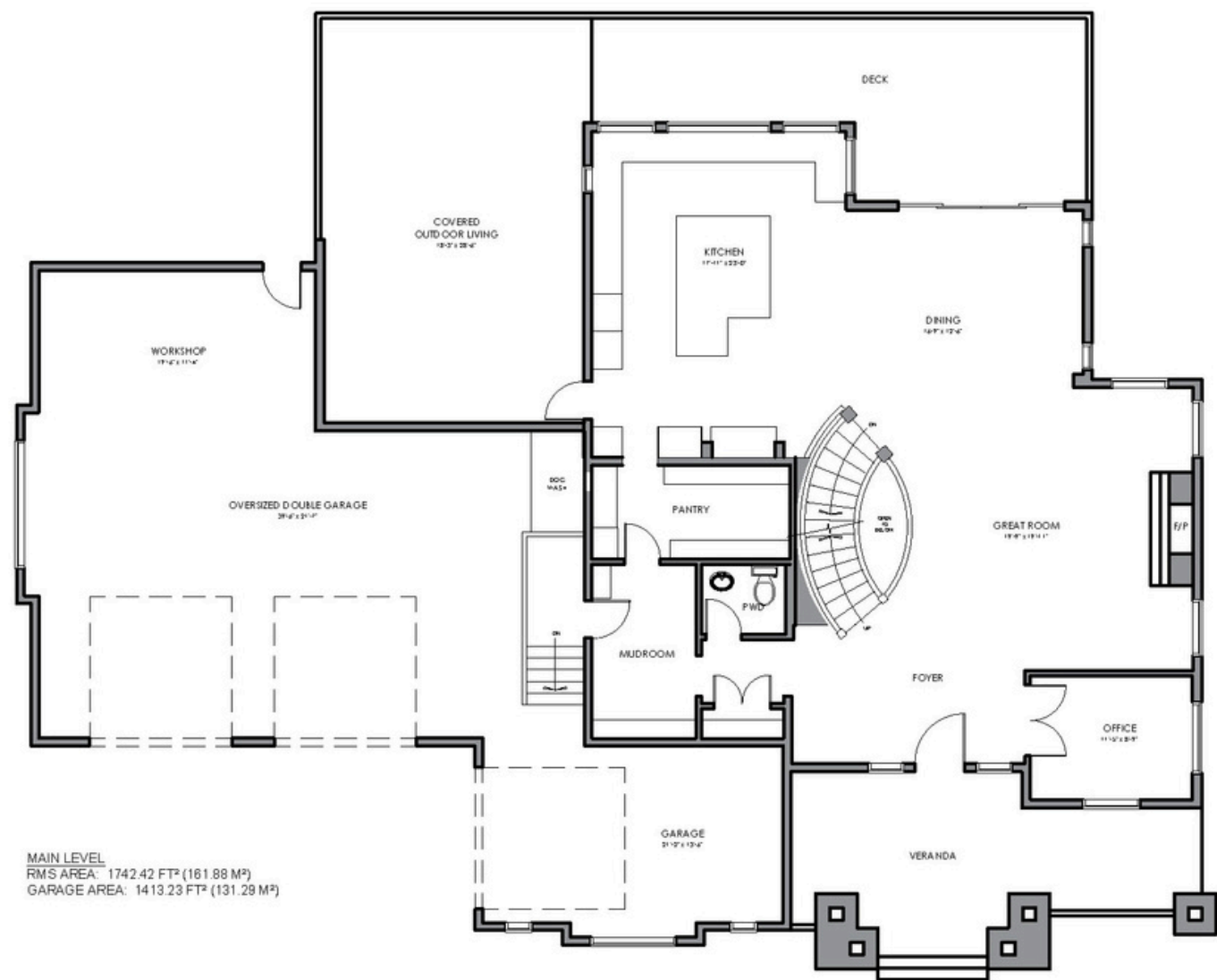
COMING SOON...

YOUR DREAM WORKSHOP

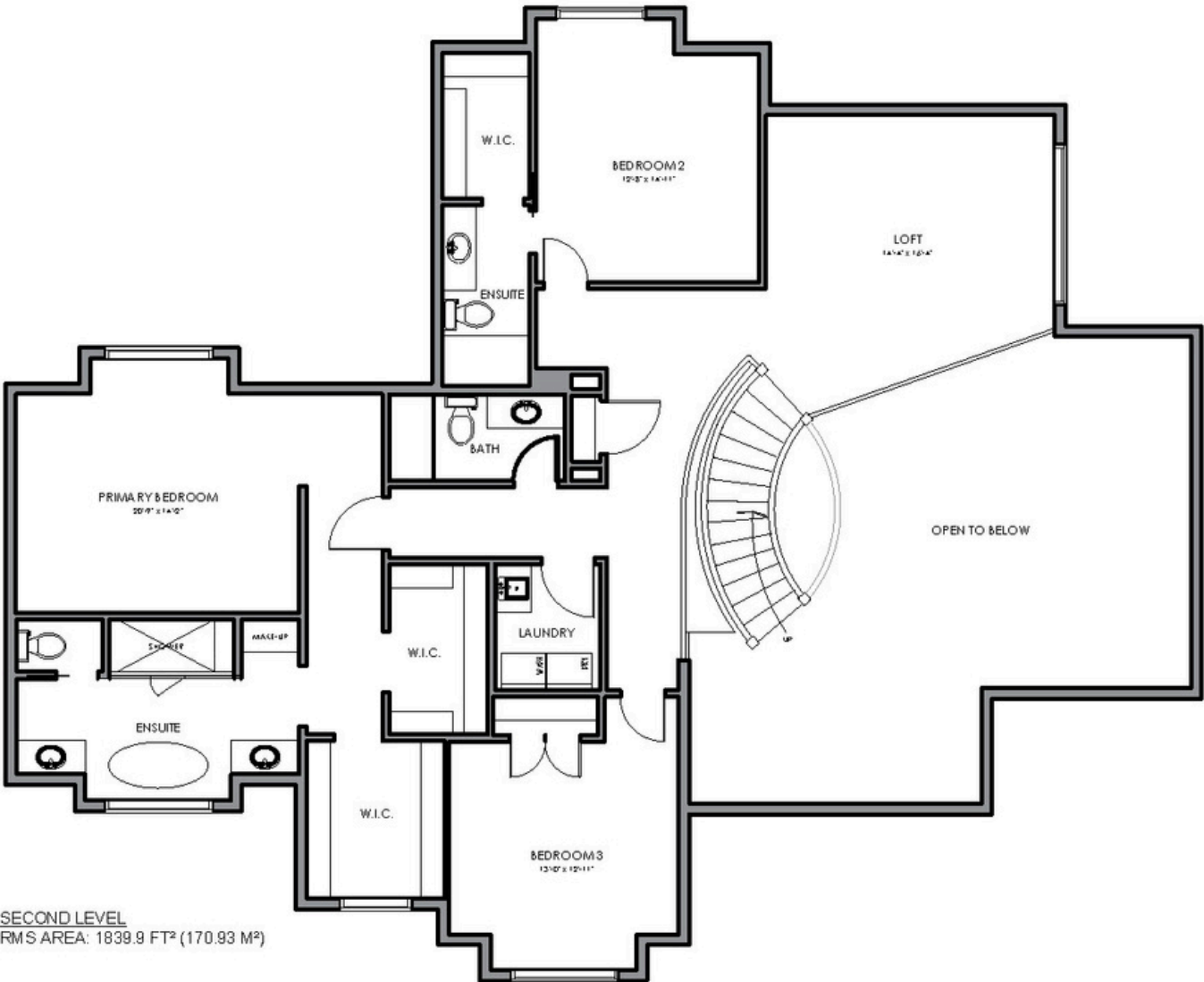
- 1136 SF main floor
- 365 SF mezzanine
- Two car garage with workshop & flex space
- Natural stone accents and wood panel siding to match the house



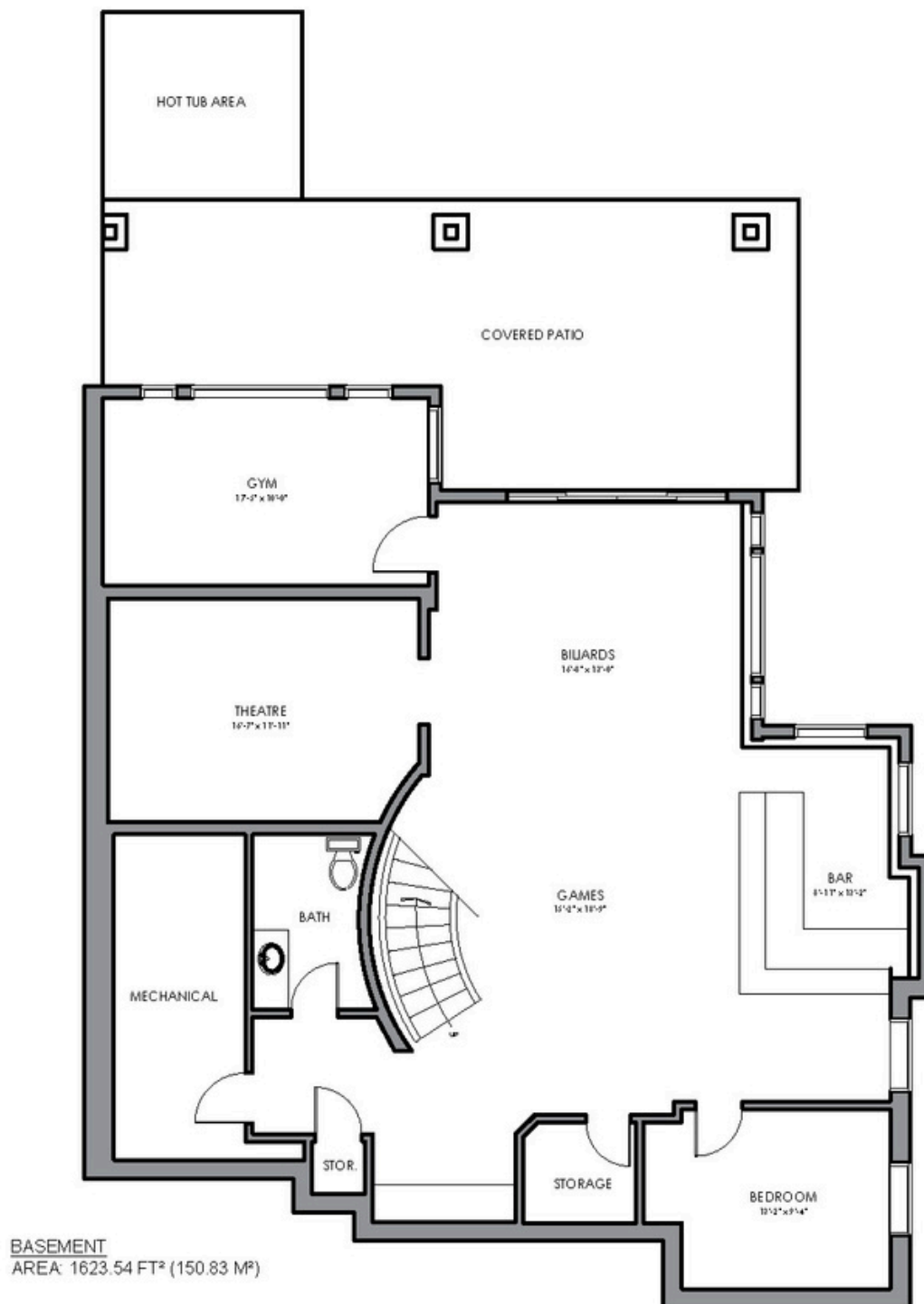
MAIN-LEVEL FLOORPLAN



UPPER-LEVEL FLOORPLAN



LOWER-LEVEL FLOORPLAN



COMMUNITY OF BEARSPAW

Nestled just outside Calgary, Bearspaw, Alberta offers a perfect blend of country living and city convenience, making it an ideal place to call home. This picturesque community is known for its expansive lots, stunning natural surroundings, and breathtaking views of the Rocky Mountains, providing residents with a peaceful and serene environment.

With its close proximity to Calgary, Bearspaw allows for easy access to all the amenities and services of the city, including shopping, dining, and entertainment, while maintaining the charm of rural living. The area is renowned for its exceptional quality of life, with opportunities for outdoor activities like hiking, horseback riding, and golfing, all set against the backdrop of beautiful landscapes.

Families are drawn to Bearspaw for its excellent schools, friendly atmosphere, and strong sense of community. Whether you're seeking a tranquil retreat, a spacious home, or a place where nature and modern living come together seamlessly, Bearspaw offers the perfect balance of comfort, convenience, and natural beauty.





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