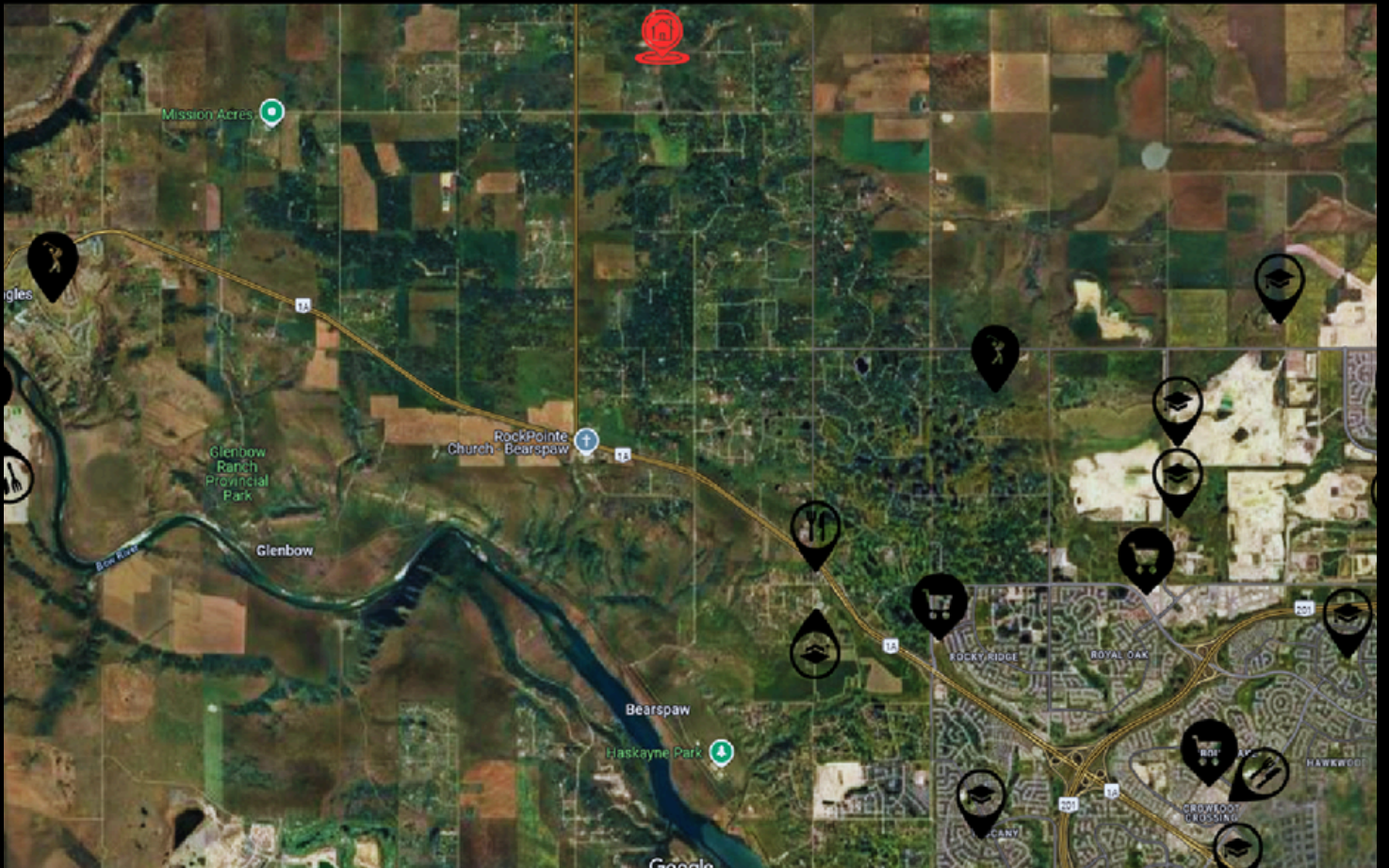




29 SILVERHORN VALE
BEARSPAW, ALBERTA
COMMUNITY OF SILVERHORN

DEXTER/CO
LUXURY REAL ESTATE





PROPERTY SPECS

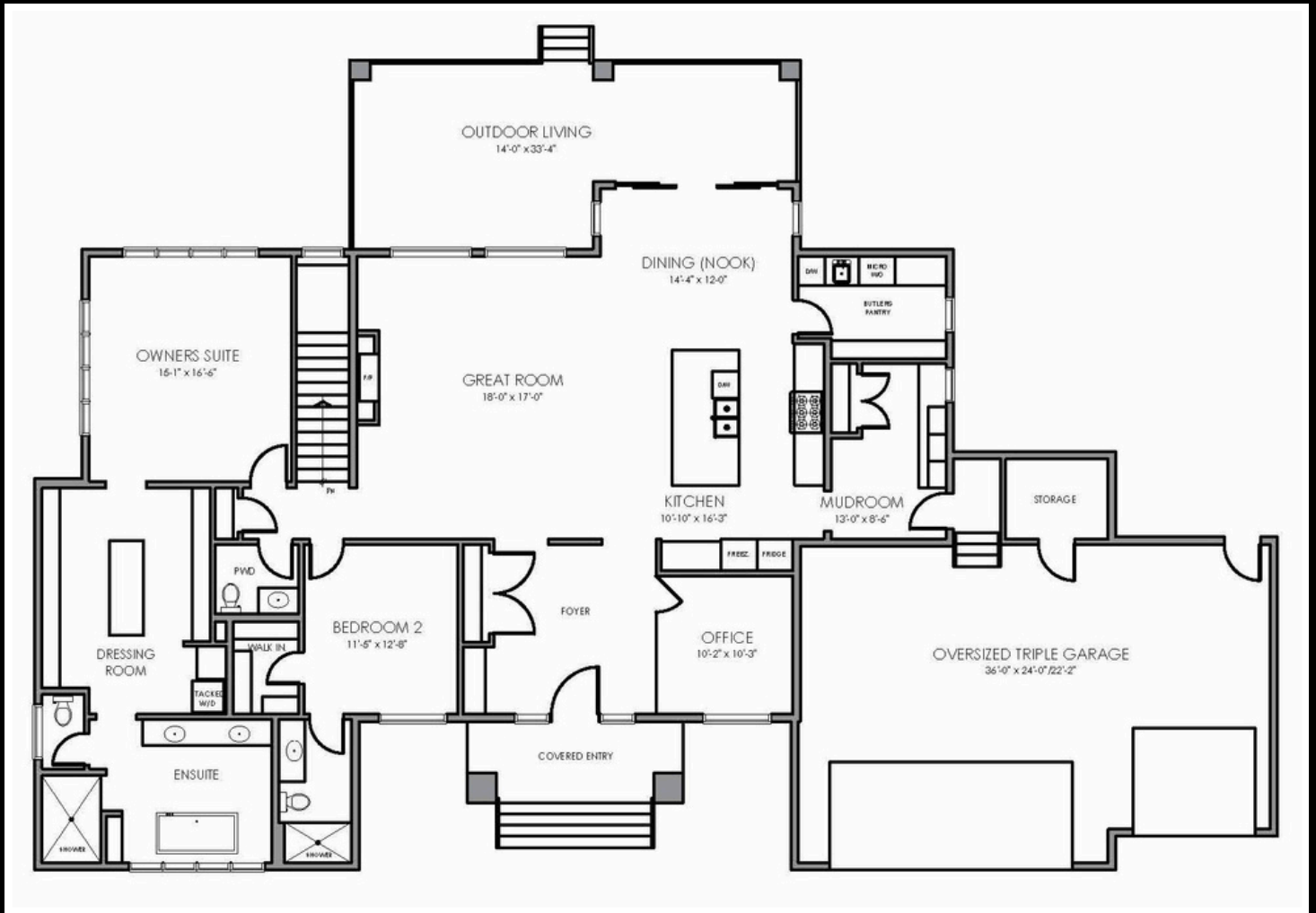
4 BD 3.5 BA 4,736 SF

- TWO BEDROOMS ABOVE GRADE
- THREE CAR GARAGE
- HOME GYM
- HOME THEATRE
- WET BAR & GAMES AREA
- RADIANT HEAT THROUGH LOWER LEVEL AND GARAGE

PROPERTY STATS

PROPERTY TYPE	DETACHED BUNGALOW
YEAR BUILT	2026
TOTAL DEVELOPED SF	4,463
ABOVE GRADE SF	2,514
LOT SIZE	1.82 ACRES

MAIN-LEVEL FLOORPLAN



MAIN-LEVEL
2,514 SF

MAIN-LEVEL SPECS & INFO

FLOORING

- ENGINEERED HARDWOOD THROUGHOUT MAIN LEVEL COMMON AREAS, BEDROOMS, KITCHEN/BUTLER PANTRY, & OFFICE
- TILE FLOORING IN THE MUDROOM & BEDROOM BATHROOMS
- EPOXY FLOORING IN THE GARAGE

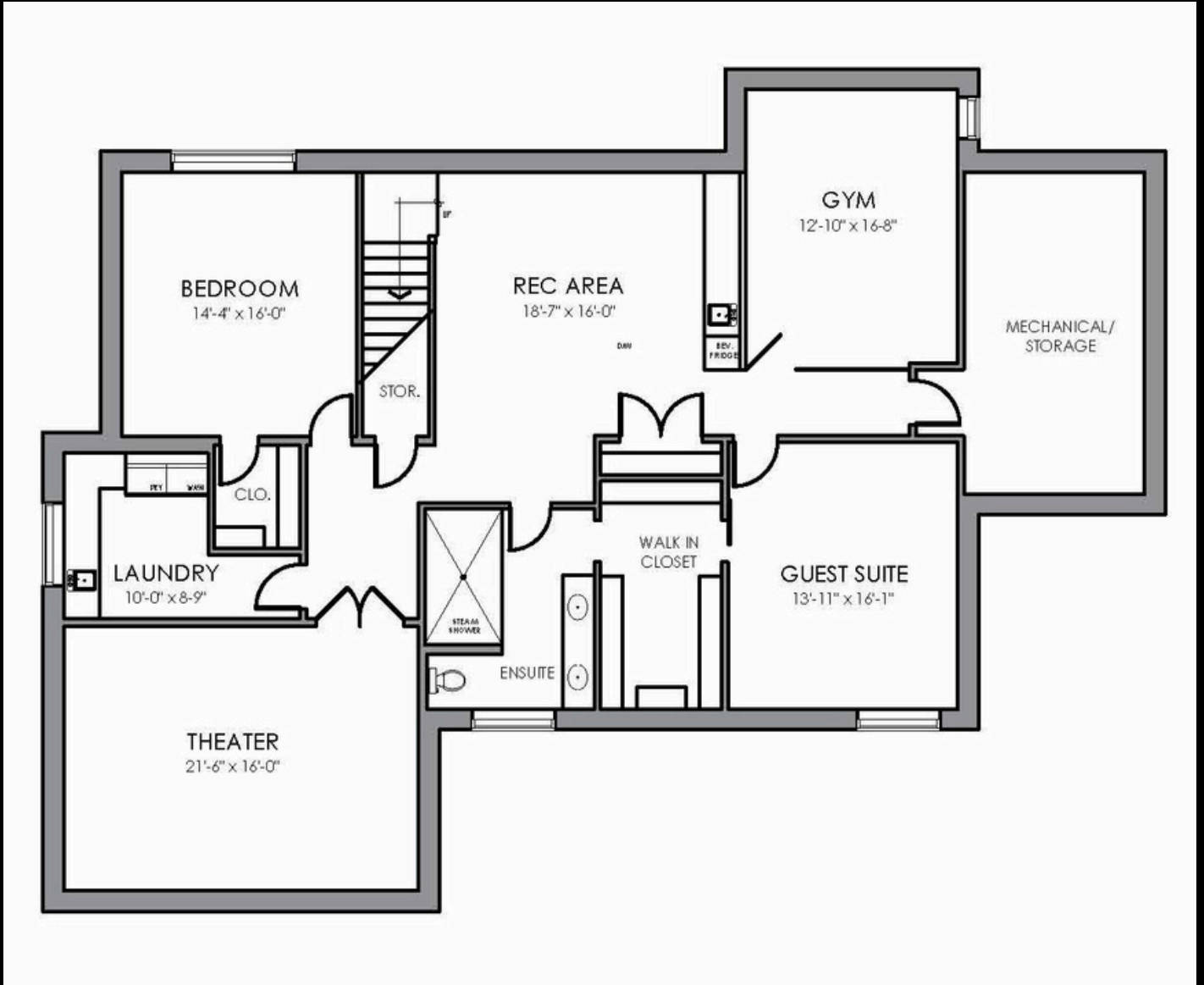
KITCHEN & BUTLER PANTRY

- LUXURY APPLIANCE PACKAGE- SUB ZERO, WOLF, MIELE OR SIMILAR GRADE PRODUCTS
- BUTLER PANTRY- STAINLESS STEEL DISHWASHER & WALL OVEN
- SOLID WOOD CABINET DOORS W/ MDF BOXES
- PREMIUM GRADE QUARTZ COUNTERS

PRIMARY ENSUITE

- LARGE SOUTH FACING WINDOWS
- WALKTHROUGH CLOSET W/ LARGE ISLAND & STACKED WASHER/DRYER
- DUAL VANITY
- PREMIUM QUARTZ COUNTERS
- TILED SHOWER W/ GLASS DOOR
- FREE STANDING TUB
- TILE FLOORING W/ IN-FLOOR HEATING

LOWER LEVEL FLOOR PLAN



LOWER-LEVEL
2,222.58 SF

LOWER-LEVEL SPECS & INFO

FLOORING

- PREMIUM LUXURY VINYL PLANK WITH RADIANT IN-FLOOR HEATING THROUGHOUT COMMON AREAS
- HIGHGRADE CARPET IN BEDROOMS & THEATRE ROOM
- TILE IN LAUNDRY ROOM
- CORK FLOORING FOR THE GYM

WETBAR & REC ROOM

- STAINLESS STEEL BAR FRIDGE W/ GLASS DOOR
- UNDERMOUNT SINK
- SOLID WOOD CABINETS DOORS W/ MDF BOXES
- OVER HEAD STORAGE & SHELVING
- BUILT IN SPEAKER ZONES
- WIRED FOR CORDLESS WALL MOUNTED TV

MISCELLANEOUS

- LAUNDRY ROOM W/ ADDITIONAL STORAGE & UNDERMOUNT SINK
- 10MM GLASS WALL W/ DOOR FOR THE GYM
- STEAM SHOWER IN SHARED BATHROOM
- LARGE WALK IN CLOSETS FOR BOTH BEDROOMS

MECHANICAL ROOM

- BOILER SYSTEM
- HIGH EFFICIENCY FURNACE
- ON DEMAND HOT WATER W/ HEAT CIRCULATION PUMP
- HRV UNIT
- HUMIDIFIER



Q & A

Have questions? We're here to help. Bring your queries and our team of home-building & Real Estate experts will be on hand to answer any questions you may have.



KYLE DEXTER
LICENSED REAL ESTATE ADVISOR

C | 403.690.7589

E | [KYLE@DEXTERANDCO.CA](mailto:kyle@dexterandco.ca)

IG | [@KTDEXTER](https://www.instagram.com/ktdexter)

[WWW.DEXTERANDCO.CA](http://www.dexterandco.ca)

700 - 1816 CROWCHILD TRAIL NW
CALGARY, AB T2M 3Y7