

CUSTOM-BUILT MODERN BUNGALOW



61 SILVERHORN BLVD
ROCKY VIEW COUNTY, AB
COMMUNITY OF SILVERHORN

DEXTER/CO
LUXURY REAL ESTATE



PROPERTY SPECS

5 BD 2.5 BA 3,500 SF

- THREE CAR HEATED GARAGE
- RADIANT IN-FLOOR HEATING
- PREMIER LOT IN THE COMMUNITY
- WALK OUT BASEMENT
- TWO BEDROOMS ABOVE GRADE

PROPERTY STATS

PROPERTY TYPE	BUNGALOW
YEAR BUILT	2024
TOTAL DEVELOPED SF	3,500
ABOVE GRADE SF	1,884
LOT SIZE	1.5 ACRES

TIMELESS MODERN ARCHITECTURE

Located in the prestigious community of Silverhorn Estates, this residence achieves a refined balance of modern architecture and natural materials. Clean lines, durable finishes, and a connection to the prairie landscape define its contemporary character.

The exterior combines dark grey stone veneer with smooth acrylic stucco in dark grey and white, creating a sophisticated interplay of tone and texture. Black trim outlines the strong linear form, while natural hardwood accents bring warmth beneath the extended rooflines. The overall palette is timeless, modern, and welcoming.

Exposed aggregate steps and walkways provide a slip-resistant approach that complements the natural stonework. Matte black metal railings emphasize contemporary precision while ensuring lasting durability. Broad, low-pitched rooflines and expansive overhangs echo the prairie horizon, blending elegance with energy efficiency. Black-framed windows introduce natural light throughout and connect interior spaces to the surrounding landscape.

Thoughtful landscaping reinforces the architectural intent, using native plants, evergreens, and gravel beds for year-round simplicity and structure. Set within Silverhorn's carefully planned acreage community, the property balances privacy, open views, and modern design within its tranquil natural setting.





YOU HAVE ARRIVED

Stepping inside, the home reveals an immediate sense of openness and calm. High ceilings, expansive Southwest facing windows, and simple architectural lines establish an atmosphere that feels grounded yet elevated.

Engineered white oak flooring in wide matte planks extends throughout, its soft tone reflecting natural light and linking seamlessly with the home's prairie-inspired exterior palette. The full-height matte black entry door and adjacent glass panels draw daylight deep into the space, visually blending interior and exterior.

Walls are finished in warm white for a quiet, gallery-like backdrop. A black metal stair railing with slender vertical pickets introduces architectural rhythm while maintaining open sightlines. Overhead, a sculptural designer pendant in black adds subtle artistry and warmth. Every detail contributes to an impression of refined simplicity and comfort — a prelude to the home's modern, livable design.



THE GREAT ROOM

At the heart of the home, the great room embodies modern prairie principles: openness, natural light, and balance. Vaulted ceilings reaching 17 feet enhance the volume, while full-height windows and sliding glass doors span the rear SW elevation, drawing the outdoors in.

A striking fireplace feature wall anchors the space. Large charcoal tiles create a clean, monolithic surface, while the linear gas fireplace offers a modern focal point. A chandelier in matte black introduces geometric balance above, complemented by discreet recessed lighting for ambient warmth.

The combination of an open floorplan, seamless indoor/outdoor living, and soaring ceiling heights, result in a space that feels expansive yet welcoming — a perfect setting for gathering or quiet reflection.





DESIGNER KITCHEN & DINING

This stunning kitchen reflects precision, proportion, and balance. Flat-panel Legacy Décor cabinetry in a two-tone palette — matte charcoal below and crisp white above — anchors the design in clean geometry. Knurled brass hardware adds soft contrast and warmth.

Polished white quartz countertops offer a durable surface and horizontal stacked-tile backsplash adds understated texture, while mitered edges and seamless transitions emphasize craftsmanship. The integrated luxury appliances package includes double Wolf wall ovens, Wolf 5-burner induction cook top, Bosch Dishwasher, and Benchmark Tower Fridge & Freezer.

Lighting defines the rhythm of the space: black dome pendants highlight the island, under-cabinet LEDs create depth, and the open dining area — framed by floor-to-ceiling windows — enjoys natural illumination. A vaulted ceiling above enhances the sense of height, while a sculptural glass-globe chandelier is a focal point.

The adjacent butler's pantry extends functional space with quartz counters, a sink, and an abundance of additional storage. Located just off the mudroom, this space makes loading groceries in from the garage a breeze! Every surface and proportion is thoughtfully designed, creating a kitchen that feels open, cohesive, and effortlessly elegant.







PRIMARY SUITE OASIS

The primary suite offers a calm retreat after a long day. Oak hardwood flooring flows continuously from the main level, maintaining unity and warmth. Vaulted ceilings and black-framed windows facing multiple elevations amplify natural light while framing serene views of the surrounding landscape.

A circular pendant casts soft light and centers the room, emphasizing the clean geometry and modern aesthetic. Head through the solid core barn door to your spa-like ensuite bathroom.

Transition from wood to bright polished porcelain tiles with subtle veining and in-floor heating that you will come to love in the Winter months. His and her vanities with white quartz counters and black hardware provide balance and symmetry, while full-height mirrors enhance the sense of space. An oversized soaking tub becomes a sculptural centerpiece set in front of the frameless glass shower equipped with dual rain heads and handheld wands. Chrome accents and gentle illumination from pendant lighting complete the atmosphere of modern luxury and tranquility.

Don't miss the custom walk-in closet, finished in white millwork with integrated shelving and drawers, adding to the suite's quiet precision and organization — another extension of the home's design philosophy.







MAIN FLOOR

AUXILARY SPACES

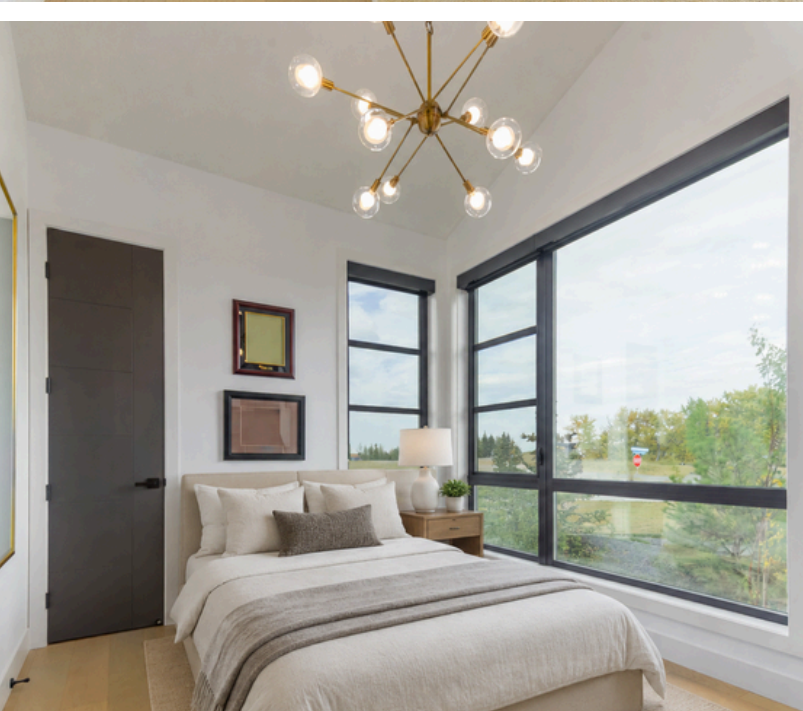
The home's auxiliary rooms carry the same refined detailing and sense of proportion as its main living areas.

The front office, positioned near the entry, enjoys natural light through large windows. This large space features a closet making it an ideal second main floor bedroom for those who need it. A brushed brass chandelier adds a soft sculptural accent that enhances the modern simplicity of the space.

The powder room introduces contrast with dark shaker style oak cabinetry and a leathered matte black granite countertop. A brushed brass faucet and pendant lighting lend warmth and finish of this well-appointed space.

The mudroom and laundry area prioritize practicality without sacrificing style. Large-format porcelain tiles in taupe-grey ensure durability, while white built-in cabinetry and brass pulls maintain a refined look. A quartz countertop and horizontal tile backsplash complete the space, balancing elegance and function with effortless consistency.

Together, these rooms demonstrate how thoughtful detailing and material continuity can make your homes less glamorous spaces feel luxurious.





LOWER-LEVEL ENTERTAINING

Head down to the sunken walk-out lower level where you will find ideal entertaining spaces and seamless indoor/outdoor living. Multiple large windows and sliding doors open to the covered patio, bringing daylight deep into the interior.

The open-concept family and recreation area features soft neutral carpeting for warmth and acoustics. A polished porcelain fireplace wall serves as a focal point, its reflective surface adds depth to the ideal games table area. Recessed LED lighting maintains an uncluttered ceiling and consistent illumination throughout.

A custom wet bar in charcoal oak cabinetry with grey quartz countertops sits below a custom designed pass-through window, created to ensure you can entertain inside and outside with ease. The stainless steel Silhouette beverage fridge and servette sink make it ideal for entertaining or quiet evenings at home.

Sit down to watch your favorite films in the private theatre room. A wood slat feature wall, rich drapery panels, controlled sconce lighting, and surround sound speaker zones give you an authentic theatre experience. The warm palette supports comfort while maintaining the home's modern identity.









LOWER-LEVEL AUXILIARY SPACES

Designed with balance and wellness in mind, these lower-level spaces combine function with versatility.

The home gym features rubber flooring with a fine white speckle for traction and sound absorption. Smooth matte white walls and recessed LED lighting create a bright, focused environment. Full-height mirrors amplify light and space, while high clerestory windows ensure privacy without compromising daylight. An abundance of space means you have room for a sauna, weight rack, and your favorite cardio machines. Should you prefer going to the local health club, this room makes an ideal guest bedroom.

Adjacent to the gym, the spa bathroom transitions from performance to relaxation. Taupe-grey porcelain flooring flows into a dark espresso-tiled shower enclosed in frameless glass. Matte black fixtures and hardware maintain consistency, while a charcoal floating double vanity with quartz counters adds subtle contrast. Soft pendant lighting and a large window allowing natural light complete this calm, restorative retreat.

Finishing off this well-appointed lower level is the guest bedroom. Warm neutral carpeting provides softness, white walls and charcoal doors maintain contrast, and black-framed windows pointing Southwest brings light and views. Refined details — squared-edge trim, recessed lighting, and a minimalist ceiling fixture — create a comfortable yet polished space for visitors.







PRIVATE OUTDOOR LIVING

Set on a serene 1.5-acre lot surrounded by mature trees and rolling Albertan hills, the property's outdoor spaces are designed to celebrate connection to the natural landscape. Two private ponds — one accented with a quiet seating area — reflect the sky and light throughout the day, creating a natural focal point that enhances the home's sense of tranquility and seclusion.

From the main level, oversized sliding glass doors open to a spacious upper patio that blurs the boundary between interior and exterior living. Its textured Duradek surface adds slip resistance and durability and offers a refined foundation for year-round enjoyment. The black aluminum guardrail system, fitted with clear glass panels, maintains uninterrupted views toward the ponds and surrounding hills. A tongue-and-groove natural wood soffit accents a seating area sheltered from the wind while integrated recessed lighting ensures evening ambiance. Linear fascia detailing continues the home's modern architectural language, tying the patio seamlessly to the interior design.

Below, a sunken walkout terrace extends the living experience with an exposed aggregate floor and concrete perimeter walls offering additional outdoor space protected from the elements.. Matte black structural elements and beadboard aluminum soffits with recessed lighting provide visual continuity with the home's upper architecture. Clear glass wind screens offer shelter from the breeze without interrupting panoramic views, while subtle drainage integration ensures clean lines and longevity.

Together, these outdoor spaces form a cohesive extension of the home's modern prairie design — where durable materials, clean geometry, and natural textures create an environment equally suited for entertaining or quiet reflection beside the water's edge.









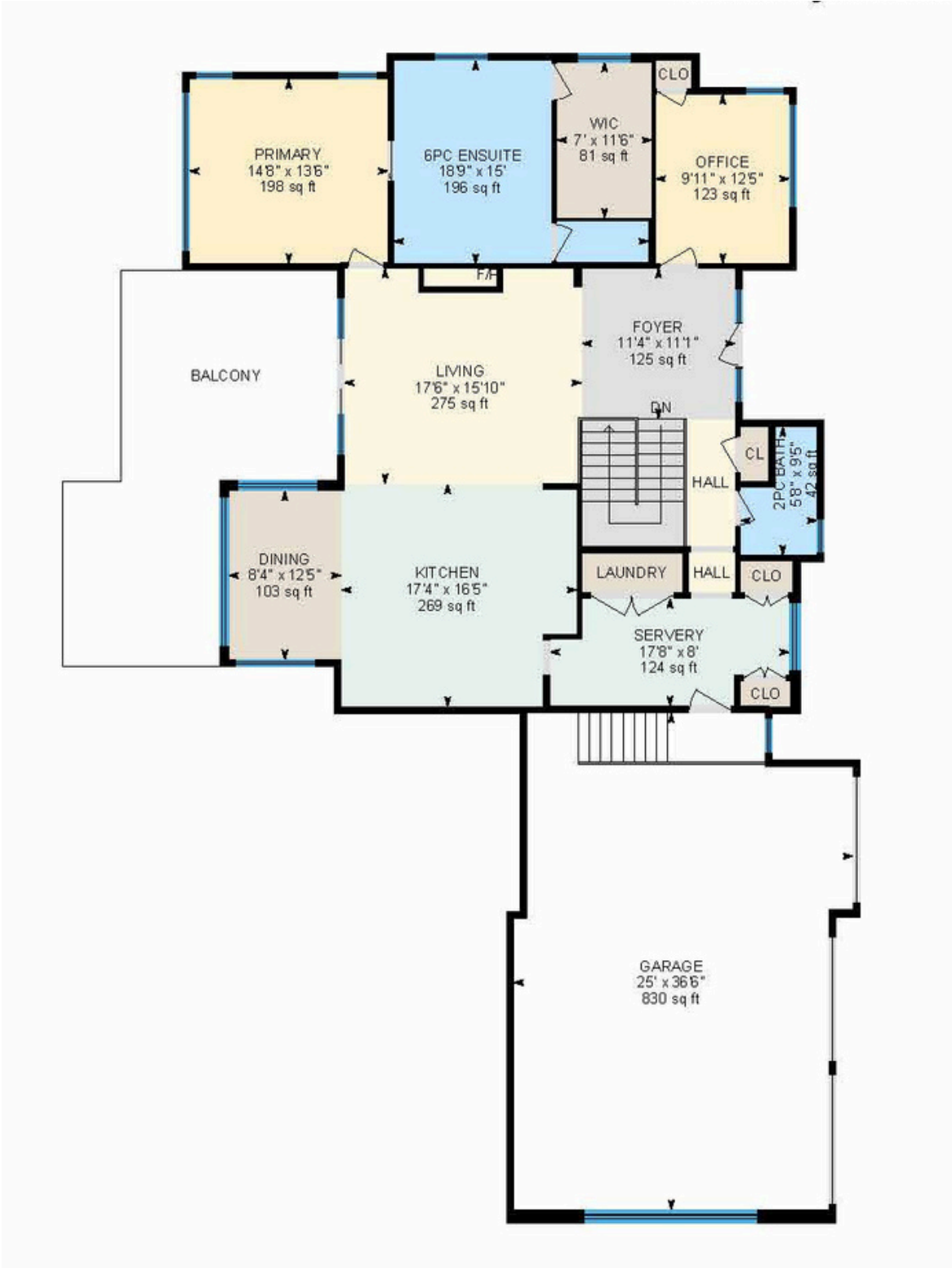
A CAR ENTHUSIASTS GARAGE

Can't find your husband? He's likely hanging out in his dream garage! This spacious three-car configuration is designed for performance and practicality, the garage features in-floor radiant heating that maintains consistent warmth and dryness throughout the seasons. The newly applied epoxy floor finish introduces a seamless, light-reflective surface that resists chemicals and wear, enhancing both appearance and durability.

9' X 9' doors and ceiling heights spanning nearly 12' high create vertical flexibility for future lift installation or suspended storage systems, while the walls incorporate efficient, built-in organization solutions for tools and equipment. Two dedicated EV charging stations and additional high-capacity outlets provide modern electrical convenience, supporting both everyday use and specialized automotive needs.

Whether you're working on your favorite toys or cleaning the winter mud off your daily driver, this space is efficient to keep clean and tidy all year round!

MAIN LEVEL FLOOR PLAN



MAIN LEVEL
1,873 SF

LOWER LEVEL FLOOR PLAN



LOWER LEVEL
1,810 SF

ADDITIONAL HOME SPECS

- Water de-scaler system
- Radiant in-floor heating throughout the lower level & garage
- Smart home lights & thermostats
- Wired for Cat 6 throughout
- A/C throughout
- Generator hook up
- Triple pane windows
- 8' solid core interior doors
- Memory foam carpet underlay
- Automatic roller blinds in primary
- Custom roller blinds throughout
- Natural gas hookups on both rear patios
- Hardwired wifi boosters throughout interior & exterior
- 9'X9' garage doors with 11.5' ceiling heights in the garage
- Backing onto greenspace with no ability for future development





COMMUNITY OF SILVERHORN



Residing within the rolling hills of Bearspaw, just beyond Calgary's Northwest edge, Silverhorn offers the perfect balance of refined estate living and natural beauty. This exclusive enclave was designed for those who value space, privacy, and connection to nature—without giving up quick access to the city's conveniences.

Stepping into Silverhorn, you're surrounded by over 50 acres of natural reserve, scenic walking trails, and tranquil ponds. The landscape's rolling topography, mature trees, and mountain vistas create an atmosphere that feels worlds away from the bustle of city life, while still being only minutes from essential amenities.

At the heart of the community is a commitment to design integrity and environmental stewardship. Each home is situated on a spacious estate lot, positioned to preserve the area's natural contours and minimize disruption to its surroundings. Architectural controls ensure every residence complements the landscape, creating a cohesive, high-end aesthetic that feels timeless and exclusive.

Though peaceful and secluded, Silverhorn sits just beyond Tuscany, one of Northwest Calgary's most vibrant and established communities. That proximity gives residents easy access to Crowfoot Crossing, with its shopping, dining, and professional services, as well as direct transit connections via Crowfoot and Tuscany CTrain stations.

Families in Silverhorn enjoy access to excellent schools, including Bearspaw School (K–8) and Cochrane High School (9–12), with school bus service right from the community. For specialized education, French immersion, Catholic, and private programs are also within convenient reach in Calgary's Northwest and Southwest quadrants.



For recreation, Silverhorn is surrounded by some of Calgary's finest golf destinations, including the Bearspaw Golf Club—recently redeveloped with a modern clubhouse and world-class practice facility—and Lynx Ridge Golf Club, known for its scenic fairways and relaxed atmosphere. These nearby courses make it effortless to stay active and social while enjoying the outdoors.



Commuting from Silverhorn is easy and efficient. Downtown Calgary is just about 30 minutes away via Crowchild or Stoney Trail, and the Calgary International Airport is equally close. When adventure calls, the Rocky Mountains are less than an hour's drive—ideal for weekend skiing, hiking, or spontaneous getaways.



What truly sets Silverhorn apart is the lifestyle it enables: luxury surrounded by nature. With wide-open spaces, quiet streets, and a strong sense of community, residents can enjoy the best of both worlds—rural tranquillity paired with urban access. It's not just a place to live; it's a place to thrive, connect, and come home to something extraordinary.



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