

PRIVATE ESTATE IN SILVERHORN



13 SILVERHORN VALE
BEARSPAW, AB
COMMUNITY OF SILVERHORN

exp[®]
REALTY
LUXURY

DEXTER/CO
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

- New roof (2026), shingles upgraded to class 4 impact rating
- 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
- Hunter Douglas blinds throughout
- Large ceiling fans throughout
- Main floor guest bath insulated for sound
- Solid core doors
- Triple pane wood windows



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 bedroom & ensuite walls soundproofed
- 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
- Secondary bedroom with ensuite fully insulated for sound





LOWER-LEVEL ENTERTAINING & LIVING

- Radiant in-floor heating throughout
- Concrete high gloss epoxy flooring
- Pool table/games area
- Home theatre with soundproofed walls
- 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

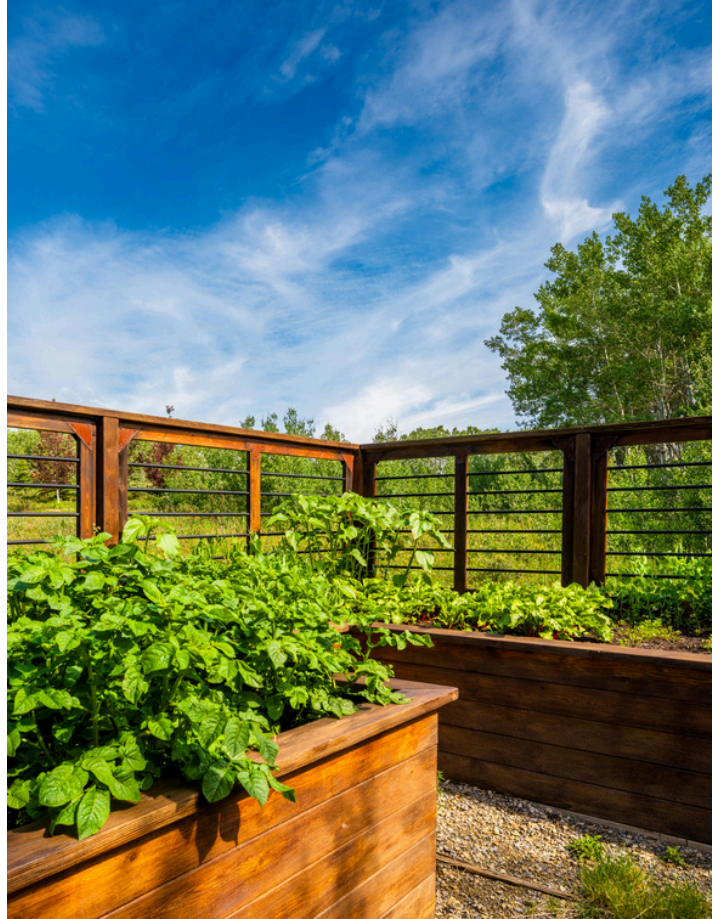


PRIVATE OUTDOOR LIVING

- 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 it 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 patio with exposed aggregate, additional seating, & private hot tub
- This large yard is one of the best in the community & features an abundance of lawn space, a trampoline area, protected garden beds to grow your favorite herbs & flowers, & so much more!
- The entire yard is lined with Rundle stone retaining walls & features
- Decks overbuilt with closer on centre than required joists & 2 x 6 cedar decking. All areas use sealing tape to protect joists from water & ensure longevity.
- Galvanized steel structure underneath the main posts on back deck









DREAM GARAGE & WORKSHOP

- Completed 2026
- 1136 SF main floor
- 365 SF mezzanine
- Mezzanine designed with ideal ceiling heights to accomodate a golf simulator
- Two car garage with workshop & flex space
- Natural stone accents and wood panel siding to match the house





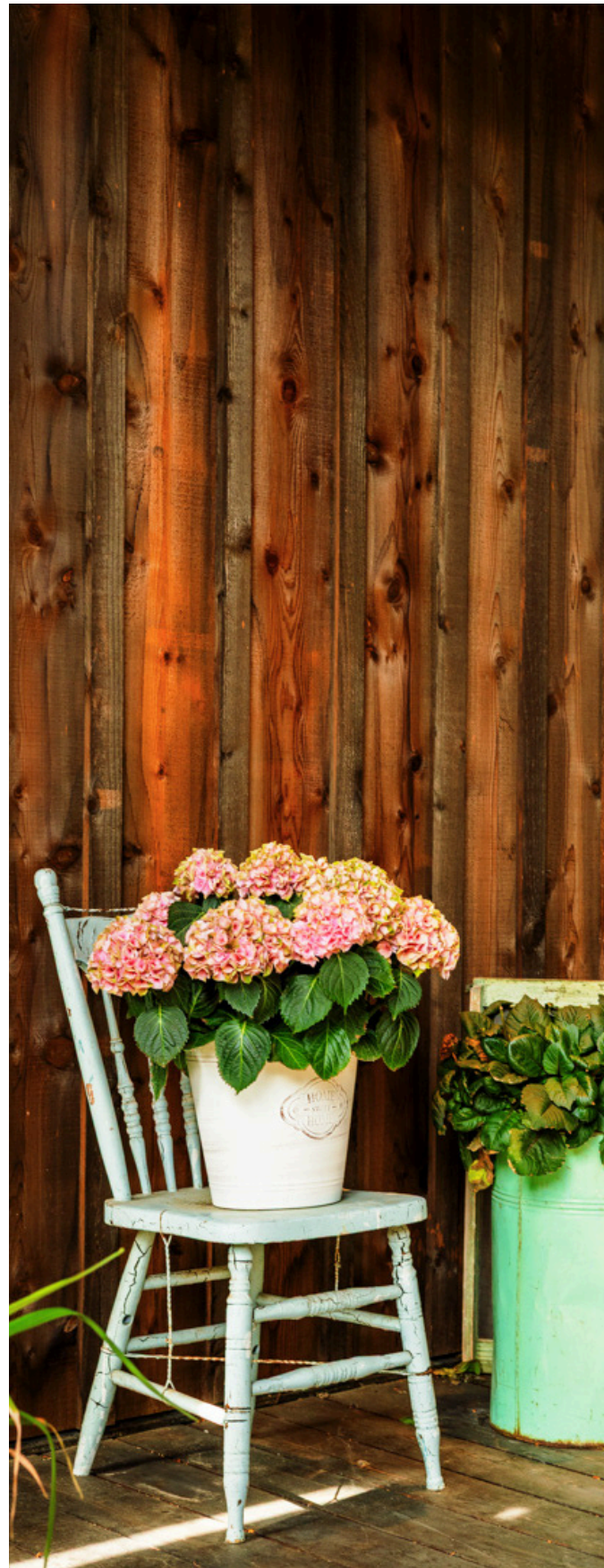
ADDITIONAL HOME SPECS & INFO

- Rockwool insulation used instead of fibreglass
- Extensive use of hand cut & fit natural stone
- Douglas fir soffits
- Douglas fir timber
- High velocity fan coils
- Main & Secondary boiler for back up redundancy - 420,000 total BTU output
- Roughed in for back up generator
- Additional trees added to the already heavily treed lot
- Large areas of retainment completed with natural stone & pre-cast concrete blocks
- Direct/instant hot water heater
- Circ pump on hot water for near instant flow throughout the house

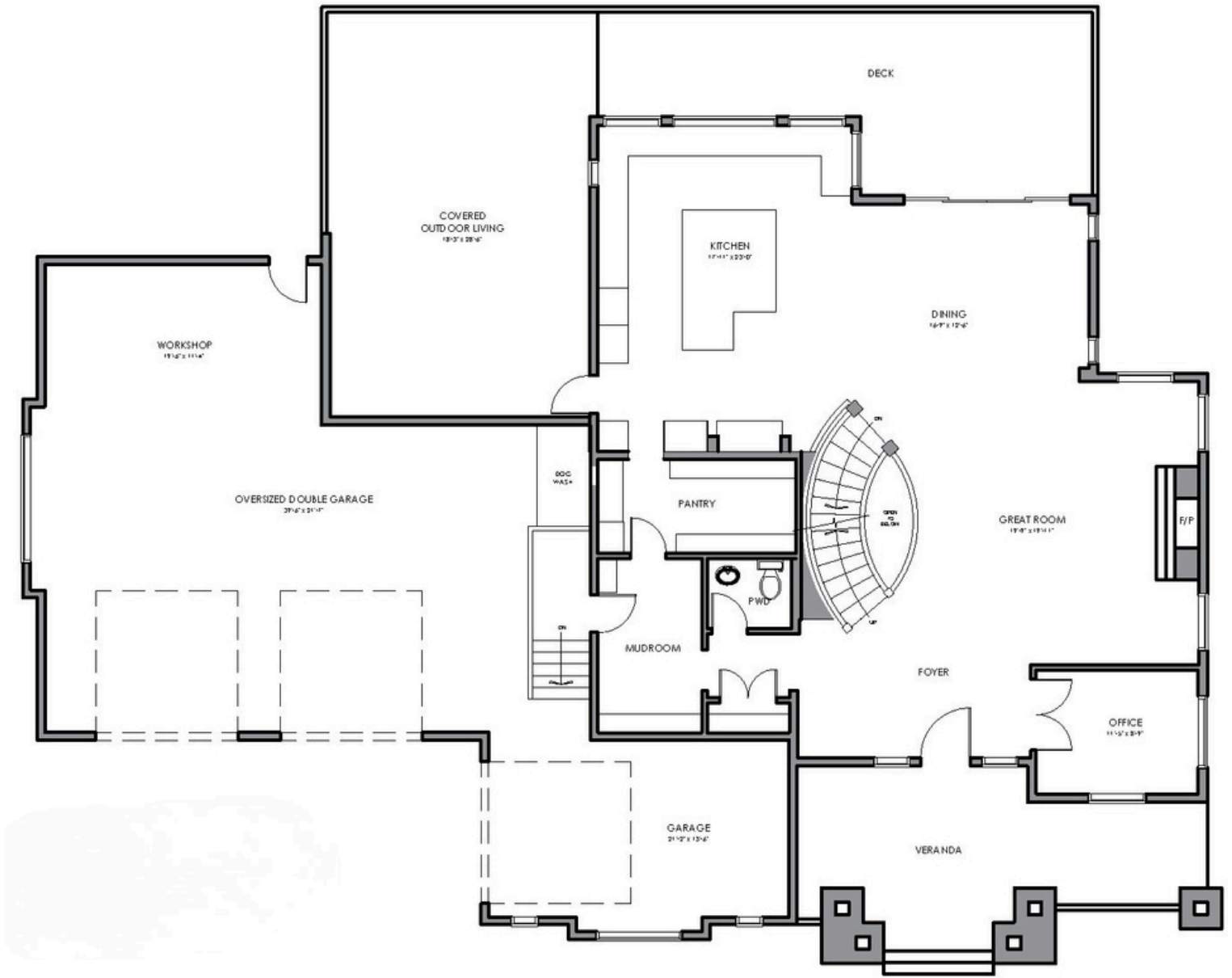


CONTINUED...

- Sink, dog wash & hot/cold hose bibs in main garage
- A/C
- A/V wired in every room
- Low voltage landscape light wiring & multiple gas hook-ups in place outside for future use
- Irrigation line installed to outside for future
- Future power wired underneath covered deck
- Conduit/power to top of driveway for future front gate
- Monitored alarm & cameras
- Heated slab

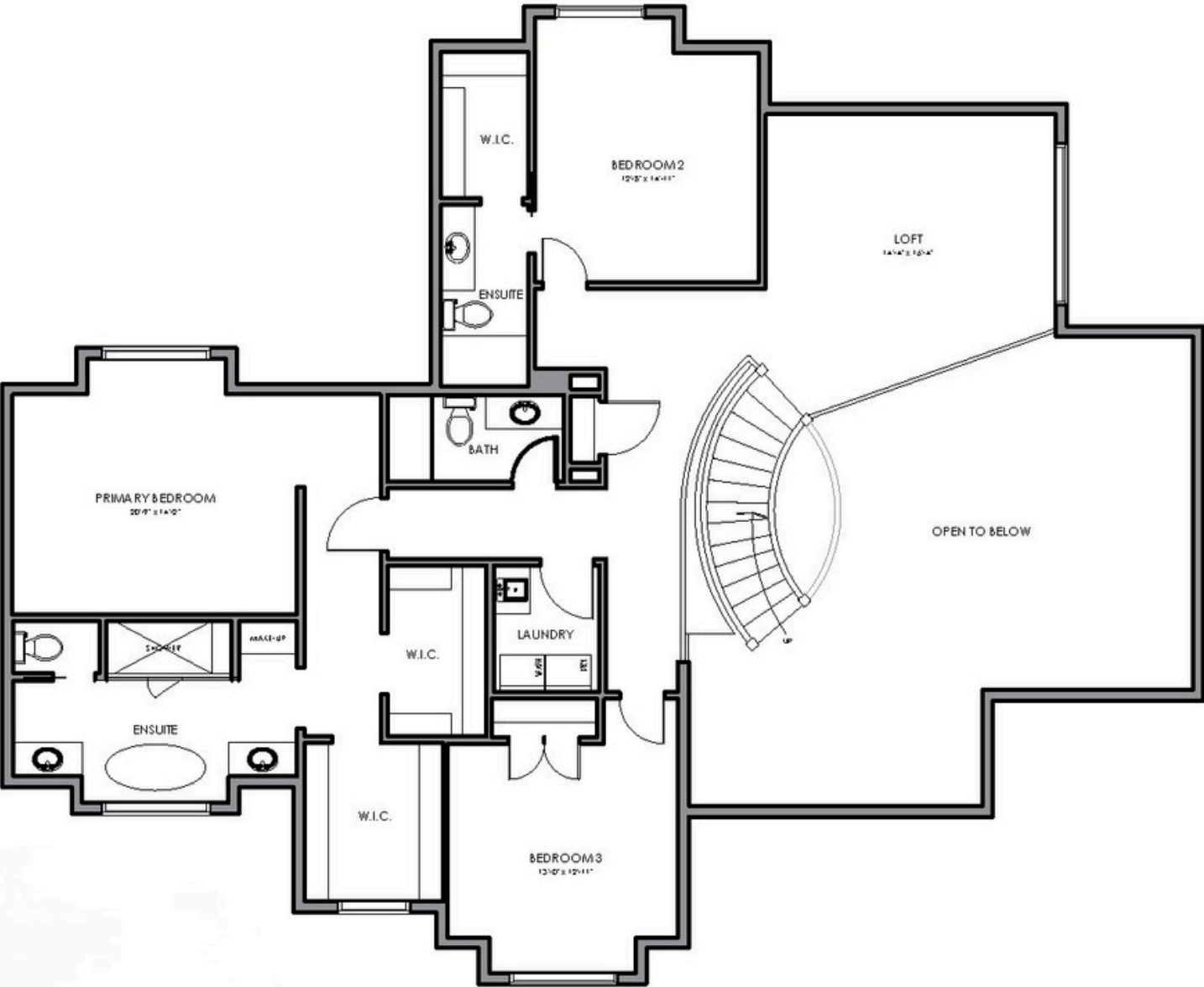


MAIN-LEVEL FLOORPLAN



MAIN LEVEL
1,742 SF

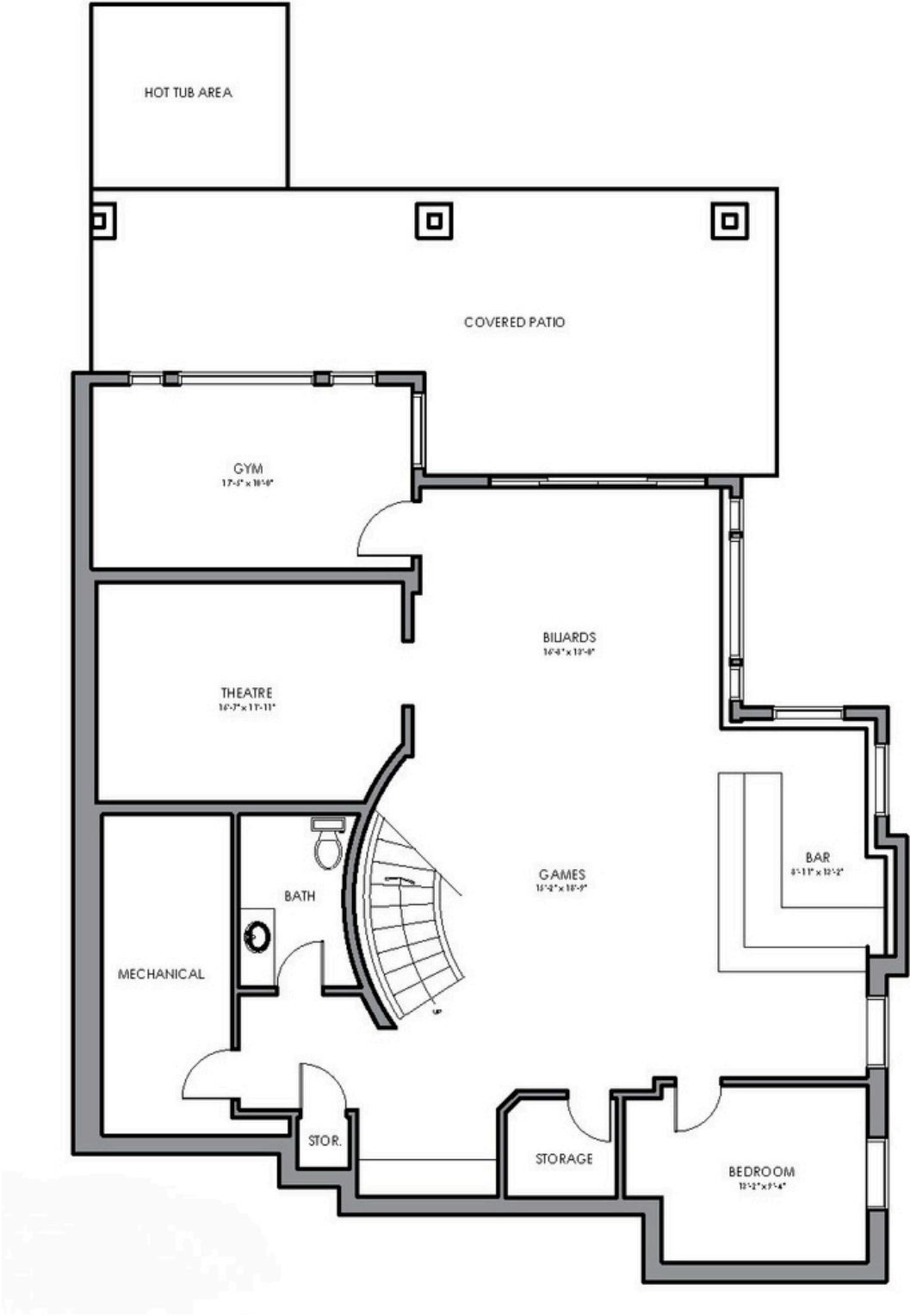
UPPER-LEVEL FLOORPLAN



UPPER LEVEL
1,839 SF

LOWER-LEVEL FLOORPLAN

LOWER LEVEL
1,623 SF





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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