

# ACREAGE BUNGALOW



**17 SILVERHORN PARK**  
**BEARSPAW, AB**  
COMMUNITY OF SILVERHORN

**DEXTER/CO**  
LUXURY REAL ESTATE



# STUNNING ARCHITECTURAL DETAIL

~~17 Silverhorn Park~~ boasts stunning details that perfectly combine traditional and modern elements to create a timeless aesthetic. Stone accents gracefully wrap around the exterior, adding texture and elegance. Large arched windows and charming dormer windows enhance the visual appeal while allowing natural light to flood the interior. A beautifully crafted exposed aggregate front walkway leads guests to the entrance, setting the tone for the refined design. Stylish, rich wood brackets along the roofline further highlight the home's craftsmanship.



# YOU HAVE ARRIVED

As you step inside, you immediately feel the sense of “arriving home” with a bright, open floor plan that creates a welcoming atmosphere.

Sunlight pours in through the expansive South-facing windows, filling the space throughout the day.

The soaring high ceilings add to the feeling of spaciousness, while the rich engineered hardwood flooring brings warmth and sophistication, making the home both stylish and inviting.



# LIVING ROOM

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The living room offers an expansive and bright open space, perfect for both everyday living and entertaining. The striking fireplace is the focal point of the room, adorned with floor-to-ceiling tile and featuring a sleek linear insert, complemented by a stunning floating mantle above. Custom shelving on either side enhances the aesthetic, adding both style and practical storage.

This inviting space is designed to balance everyday living while providing the ideal room for gathering with family and friends.



# DESIGNER KITCHEN

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The designer kitchen is a true masterpiece, featuring thoughtful details that blend style and functionality. Elegant, brushed brass pendant lighting hangs above the expansive island, casting a warm, sophisticated glow. Floor-to-ceiling cabinetry offers ample storage, while the white quartz countertops with earthy veining throughout create a striking contrast. The countertop stone extends up the backsplash, seamlessly integrating design with practicality. Rich wood cabinetry beautifully complements the modern black cabinetry, adding depth and character.

A full-sized stainless-steel fridge and freezer, a spacious pantry, and a six-burner stainless steel gas range provide all the essentials for the home chef, making this kitchen as functional as it is visually stunning.



# DINING SPACES

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The formal dining space is generously sized, making it ideal for large gatherings and big families. A stunning large arched window serves as the centerpiece of the room, allowing natural light to flood the space and enhance its warmth. The coffered ceilings, adorned with rich wood details, add a touch of elegance and depth to the room. With plenty of wall space, there is ample opportunity to display your favorite art pieces, further personalizing the space and creating an atmosphere that's both inviting and sophisticated.

The cozy breakfast nook offers ample space for a family to gather and enjoy everyday meals in comfort. Three separate elevations of light flood into the space, creating a bright and airy setting to start the day off right.

Conveniently located next to the kitchen, the nook provides easy access to the large back deck through a nearby door, making indoor-to-outdoor living effortless. The space is beautifully centered by an elegant brass pendant light, tying it in with the rest of the home's superb design elements.



# PRIMARY SUITE OASIS

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This sanctuary offers a custom-built king-sized bedframe as its centerpiece, exuding both style and comfort. At the foot of your bed, find an abundance of space for your own private seating area, ideal for relaxation or intimate conversations.

Step into the massive ensuite, where heated tile flooring creates a cozy atmosphere. A large custom double vanity with stylish underlighting provides ample storage and a sleek aesthetic. Start your day off right in the glass frameless steam shower, equipped with a rain shower head, a detachable shower wand, and large bench seating—perfect for a rejuvenating spa experience within the comfort of your home.

The ensuite transitions to the custom-built walk-in closet, featuring rich hardwood cabinetry and abundant storage for your favorite fashion items, ensuring both functionality and sophistication in your daily routine.







# MAIN FLOOR AUXILARY SPACES

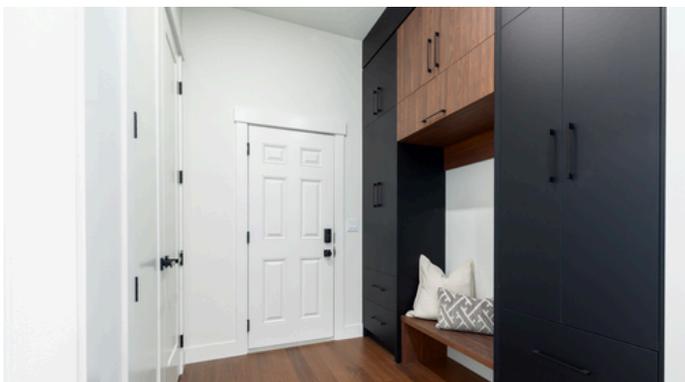
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The main floor offers a thoughtfully designed array of auxiliary spaces that enhance both convenience and versatility. A large mudroom, located off the triple car garage, features stylish floor-to-ceiling cabinetry, providing ample storage and organization.

The main floor office is highlighted by a rich wood accent wall and a closet, making it an ideal space for an additional bedroom if needed.

A spacious and bright second bedroom is perfect for hosting guests, offering both comfort and privacy.

A half bath is conveniently located for dinner guests, while a beautifully designed five-piece bathroom services the additional bedrooms with ease and style. Every detail has been carefully considered to maximize both function and comfort.





# LOWER-LEVEL ENTERTAINING

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Welcome to your dream entertaining space, offering a large, open space with high ceilings.

A wet bar with an island is perfectly positioned for hosting guests, while there is ample room for an additional family room and games area, ideal for hosting friends and family.

Rich vinyl plank flooring adds both style and durability throughout the space. Invite your favorite people over for the big game in your huge theatre room, complete with grey carpet, black walls, stylish designer sconces, and two accent walls, creating a cinematic experience at home.







# ADDITIONAL LOWER-LEVEL SPACES

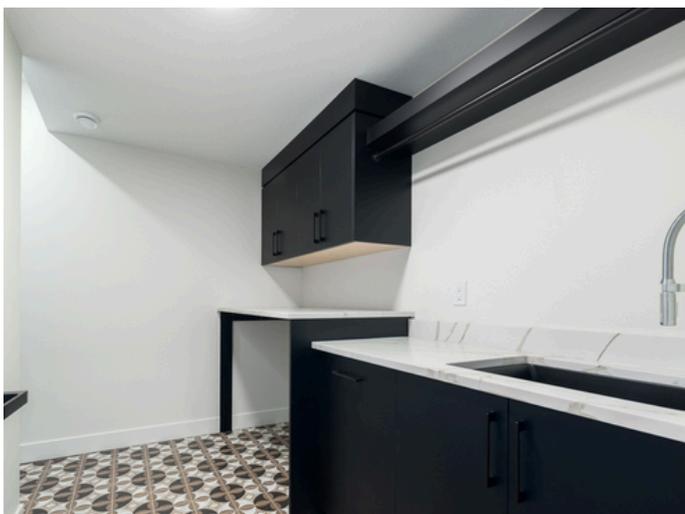
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Tucked behind modern glass French doors, an expansive and bright home gym features rubber flooring for comfort and two large mirrors spanning the length of two walls, making it a perfect place for workouts.

Additionally, two large guest bedrooms are equipped with generous windows and walk-in closets, providing comfort and privacy for visitors.

The large laundry room is the ideal space to keep day-to-day laundry tucked out of the way with great storage and ample room to hang dry.

The additional four-piece bathroom is perfect for guests that have come to visit your stunning new home!





# COMMUNITY OF BEARSPAW

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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.

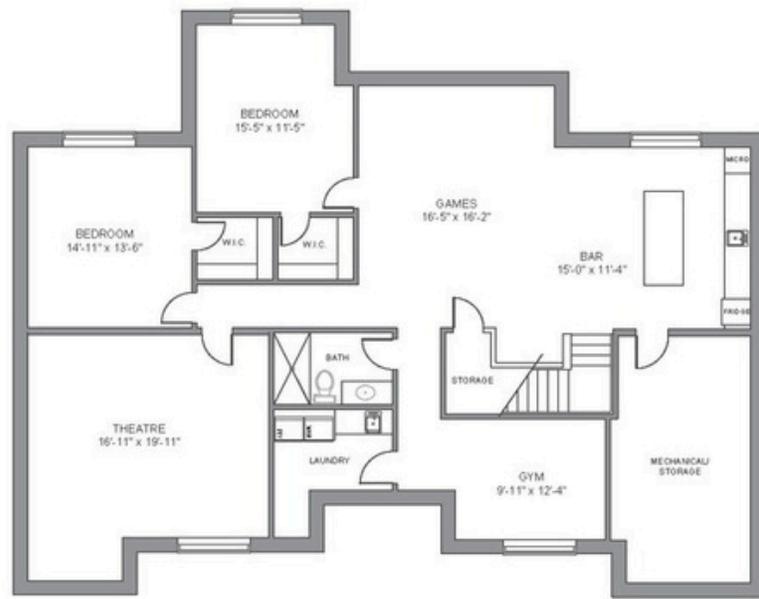




**MAIN LEVEL**  
 RMS AREA: 2448.87 FT<sup>2</sup> (227.51 M<sup>2</sup>)

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## 17 SILVERHORN PARK



**BASEMENT**  
AREA: 2140.15 FT<sup>2</sup> (198.83 M<sup>2</sup>)

## 17 SILVERHORN PARK



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