

DEXTER/CO

LUXURY REAL ESTATE



# LUXURY ACREAGE LIVING

105 SILVERHORN RIDGE  
ROCKY VIEW COUNTY, AB  
COMMUNITY OF SILVERHORN

exp<sup>®</sup>  
REALTY

LUXURY

# PROPERTY SPECS

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5 BD 6.5 BA 6,772 SF

- WALK-OUT BASEMENT
- FIVE CAR GARAGE
- RADIANT IN-FLOOR HEATING
- REVERSE OSMOSIS SYSTEM & WATER SOFTENER
- BUILT BY WESTRIDGE FINE HOMES
- AUTOMATED SMART HOME
- STEP SEPTIC SYSTEM

# PROPERTY STATS

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PROPERTY TYPE	TWO STOREY
YEAR BUILT	2020
TOTAL DEVELOPED SF	6,772
ABOVE GRADE SF	3,764
LOT SIZE	1.77 ACRES



# HIDDEN ARCHITECTURAL MASTERPIECE

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Residing in the prestigious neighborhood of Silverhorn, this stunning modern home is tucked away among the trees providing privacy and stunning views.

## KEY FEATURES:

- Metal frame structure
- Natural stone accents
- Low maintenance landscaping
- Irrigation system
- Wood soffits
- Exterior lighting
- Newly done stamped concrete driveway











# YOU HAVE ARRIVED

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Step inside and prepare to fall in love with the superb design and detail throughout this one of a kind home!

## KEY FEATURES:

- Enter through French doors with glass panels
- Designer sculptural chandelier in main foyer
- High ceilings & an open floorplan
- Powder coated steel frame privacy wall with antiqued mirror glass inlay & a floating bench adjacent to the front door closet
- Wide plank oak hardwood flooring
- Book matched tiles with gray marbling









## ELEVATED LIVING SPACE

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The crown jewel of this level is undoubtedly the superb great room that features floor to ceiling windows framing the serene landscape surrounding the home!

### KEY FEATURES:

- 14' ceilings
- Three elevations of floor-to-ceiling windows in a post-and-beam grid pattern
- Floor-to-ceiling fire place featuring a metal paneled facade with stacked ledgestone columns on either side & a linear gas fireplace
- Flows seamlessly to the kitchen & dining areas
- S/SW light flooding into the space
- Speaker zones
- Automated Hunter Douglas blinds



# WELL-APPOINTED MODERN KITCHEN

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The heart of any home is the kitchen and this kitchen will have you channeling your inner Gordon Ramsey as you host family and friends with ease!

## KEY FEATURES:

- Luxury Miele appliance package including a eight-burner dual oven gas range, paneled built-in full fridge & freezer, & dishwasher
- Black leathered stone clad island & counters with waterfall edges on both sides
- Full height marbled stone backsplash
- Integrated pantry storage
- Contemporary flat paneled cabinetry doors with soft close hardware
- Designer pendant lighting







# SERENE BREAKFAST NOOK & BUTLERS PANTRY

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Whether it's starting your day off with a coffee while you watch the sunrise or finishing a long day with a glass of your favorite red, this nook is a special space you will love!

## KEY FEATURES:

- Butlers pantry with a sink, floating shelves featuring under lighting, & an abundance of additional storage space
- Miele built-in coffee machine
- Miele built-in combi-steam oven that functions as a steamer or convection oven
- Miele full-height wine fridge that can hold 100+ wine bottles
- Access points to two patios









## FORMAL DINING SPACE

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Host family and friends in your show stopping dining room that brings light in from three separate elevations and offers an intimate setting blending with the surrounding nature.

### KEY FEATURES:

- Floor-to-ceiling windows
- Large format double slider doors leading to outdoor patio
- Integrated speakers
- S/SW light exposures
- Open floorplan that flows to the kitchen & living room



# PRIMARY NATURE OASIS

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Much like the rest of the home, this primary suite offers privacy, luxury, and a daily connection to nature.

## KEY FEATURES:

- Built-in bed frame with a floor-to-ceiling headboard featuring tufted velvet paneling, custom millwork, flanking antiqued mirror panels, integrated pendant lights, & a hidden motorized footboard TV
- Glass window wall bringing in two elevations of light
- Direct access to the large patio at the centre of the home
- Independant speaker zone
- Automated blinds







# ENSUITE RETREAT

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Skip the spa and head home to your luxurious primary ensuite!

## KEY FEATURES:

- Electric in-floor heating
- Grey stone tile flooring with white marbling
- Stone feature wall anchoring the space
- Large free standing soaker tub
- Under-lighting throughout
- Floating dual vanity with pendant lighting, thick edge stone counter tops, & full length tile backsplash
- Dedicated makeup vanity with adjusted height for seating, additional cabinet storage space, a large mirror, & stylish sconce lighting
- Oversized shower with black framed tinted glass panels, five-function shower system, & a curbless entry design
- Separate water closet
- Large walk-in closet with custom shelving & direct access to the laundry room









105 SILVERHORN RIDGE

105 SILVERHORN RIDGE



# MAIN FLOOR AUXILIARY SPACES

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Staying true to the rest of the home, these functional spaces are packed with design details!

## KEY FEATURES:

- Main floor powder room thoughtfully tucked away for guests privacy
- Bathroom design details include pendant lighting, a floating framed mirror, chic wallpaper, a floating vanity with bright wood cabinetry, under lighting, & a thick stone counter top
- Large laundry room with floor-to-ceiling cabinetry, hanging bar, sink, & clean white tile backsplash
- Ideal mudroom with tile flooring, floor-to-ceiling cabinets, & a floating bench with coat hooks & open storage above



# UPPER-LEVEL LIVING SPACES

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This second level has two bedrooms and an office, ideal for families!

## KEY FEATURES:

- Spacious bright executive style office with a tinted glass paneled wall & plush carpeting
- Spacious bedrooms with large windows, space for a homework desk, large walk-in closets, & private ensuite bathrooms











## LOWER LEVEL ENTERTAINING HAVEN

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This walk-out level will be the envy of your friends and family when they come over. Complete with a formal seating area, full wet bar, games area, home theatre, wine room, and gym, this level is sure to check all the boxes!

### KEY FEATURES:

- Radiant in-floor heating throughout the entire level
- Speaker zones
- Three sided glass fireplace
- High ceilings
- Wet bar with stainless steel kegerator, wine fridge, & dishwasher
- Bar features an island, floating shelves with down lighting, and Japanese charred wood cladding
- Sunken theatre space with a quartz projection screen, ceiling mounted projector, surround sound, plush carpeting, & wainscoting wall details

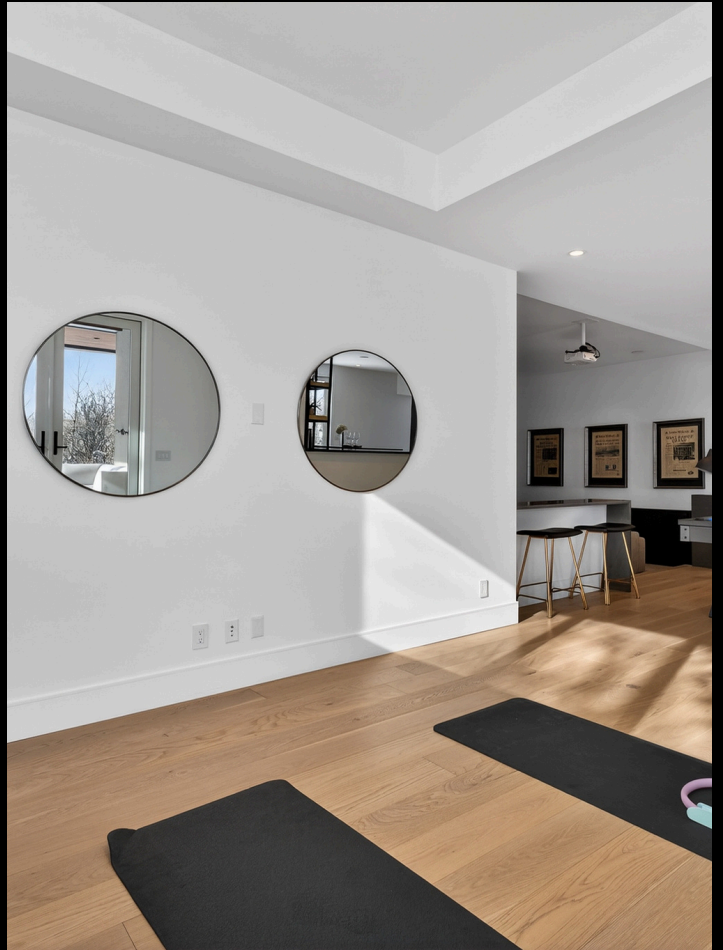
















# LOWER LEVEL LIVING QUARTERS

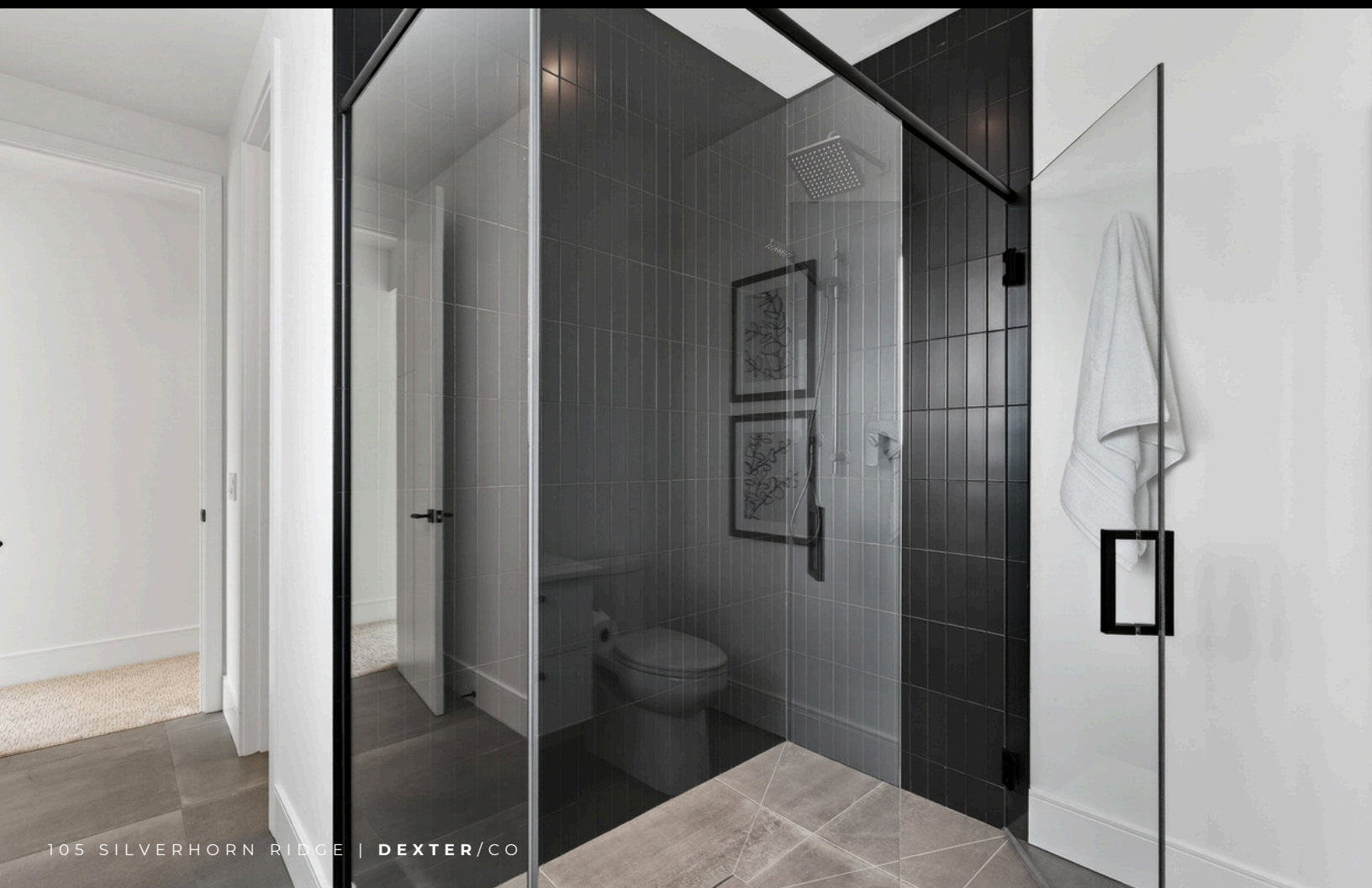
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Two large additional bedrooms on this level are great for older kids and guests. So great, some may worry about guests staying too long!

## KEY FEATURES:

- Two spacious bedrooms with an abundance of room for a king sized bed, seating area, or work desk area
- Both bedrooms have walk-in closets with an abundance of space
- The private ensuite baths for both bedrooms feature curbless entry showers with glass frames, large vanities, and sleek tiling throughout







# A CAR ENTHUSIAST'S DREAM GARAGE

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Can't find your husband? He's likely hanging out in the garage of his dreams!

## KEY FEATURES:

- Radiant in-floor heat throughout
- Polyaspartic flooring
- Triple car garage door set up with space for five cars or three cars and workshop space
- Modern glass paneled garage doors
- Additional storage space
- Ceiling heights to accommodate a lift for low profile cars



# UNPARALLELED OUTDOOR SPACES

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With a house this connected to nature, it only makes sense that it offers several different locations for you to enjoy views, sunrises, sunsets, & the local wildlife!

## KEY FEATURES:

- Outdoor covered space off the dining room with BBQ hook up
- Pergola sundeck with S/SW exposure featuring a wood deck finish and in the ideal location for outdoor dining
- The sunrise deck at the center of the home has direct access from the breakfast nook, main foyer, & primary bedroom
- Walkout lower level has a stamped concrete finish
- Outdoor speaker zones
- Rubberized deck surface for main-level rear patio
- Frameless tempered glass panel railing along the rear patio



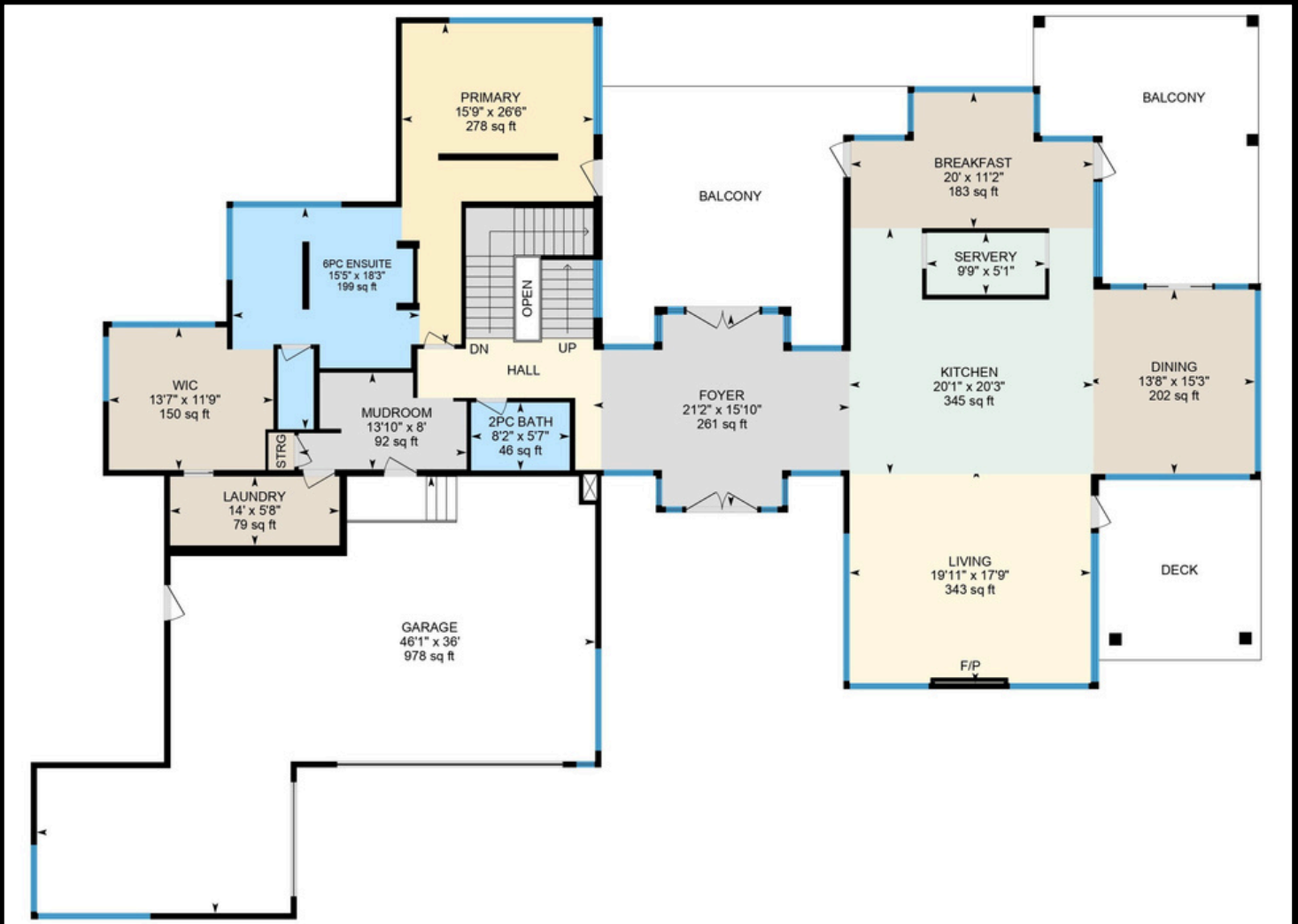








# MAIN LEVEL FLOORPLAN



MAIN-LEVEL  
2,669 SF

# UPPER LEVEL FLOORPLAN



LOWER-LEVEL  
1,094 SF

# LOWER LEVEL FLOORPLAN



LOWER-LEVEL  
3,007 SF

# 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.





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