

# FAMILY ABODE

*in Silverhorn Bearspaw*



**COLDWELL BANKER**  
MOUNTAIN CENTRAL  
**THE STARNES GROUP**

133 SILVERHORN RIDGE | ROCKY VIEW, ALBERTA, CANADA  
COMMUNITY OF SILVERHORN BEARSPAW

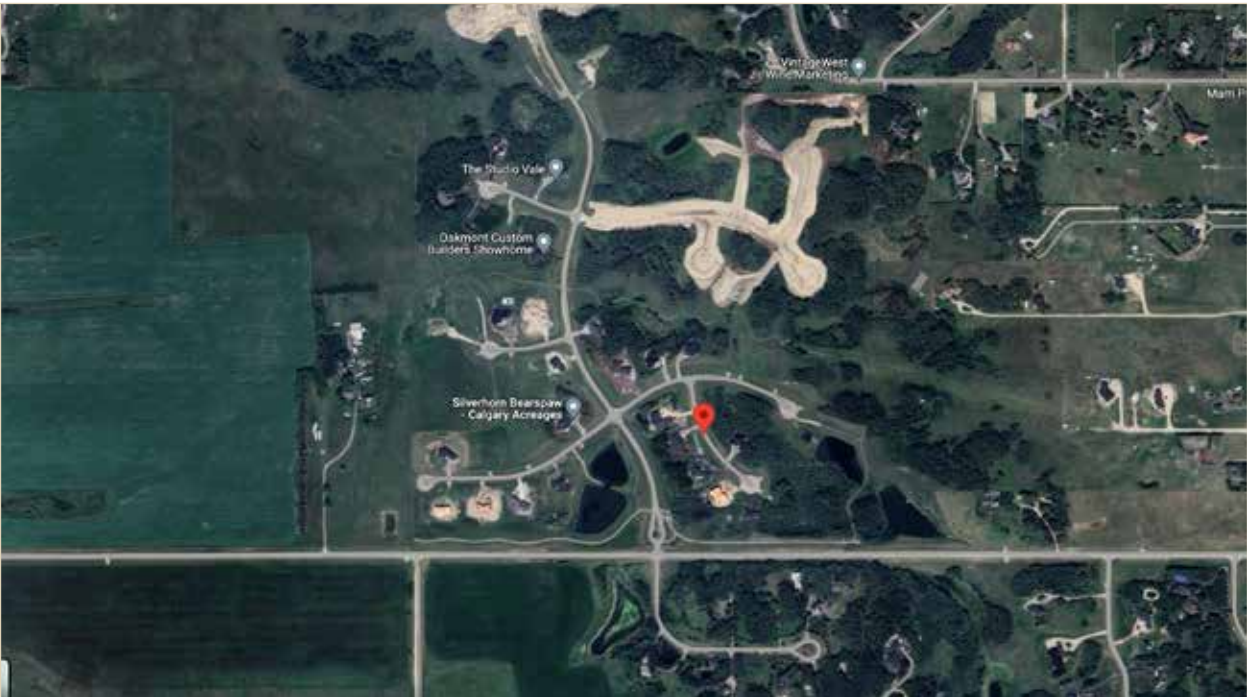




*Proudly Presenting*  
133 SILVERHORN RIDGE



*Community of Silverhorn Bearspaw*



<i>Main Floor Space:</i>	<i>2,835.09 square feet</i>
<i>Upper Floor Space:</i>	<i>2,596.49 square feet</i>
<i>Total Above Grade Floor Space:</i>	<i>5,431.58 square feet</i>
<i>Lower Floor Space:</i>	<i>2,566.17 square feet</i>
<i>Total Developed Floor Space:</i>	<i>7,997.75 square feet</i>





# PRISTINE LANDSCAPING

Welcome to 133 Silverhorn Ridge! This charming house is now available for sale. Nestled on a spacious 1.5-acre lot, this property offers a tranquil and private setting. The modern gate provides both security and convenience. The low maintenance yard is perfect for those seeking a hassle-free outdoor space. You'll be delighted by the abundance of mature trees that surround the property, creating a serene and picturesque atmosphere.



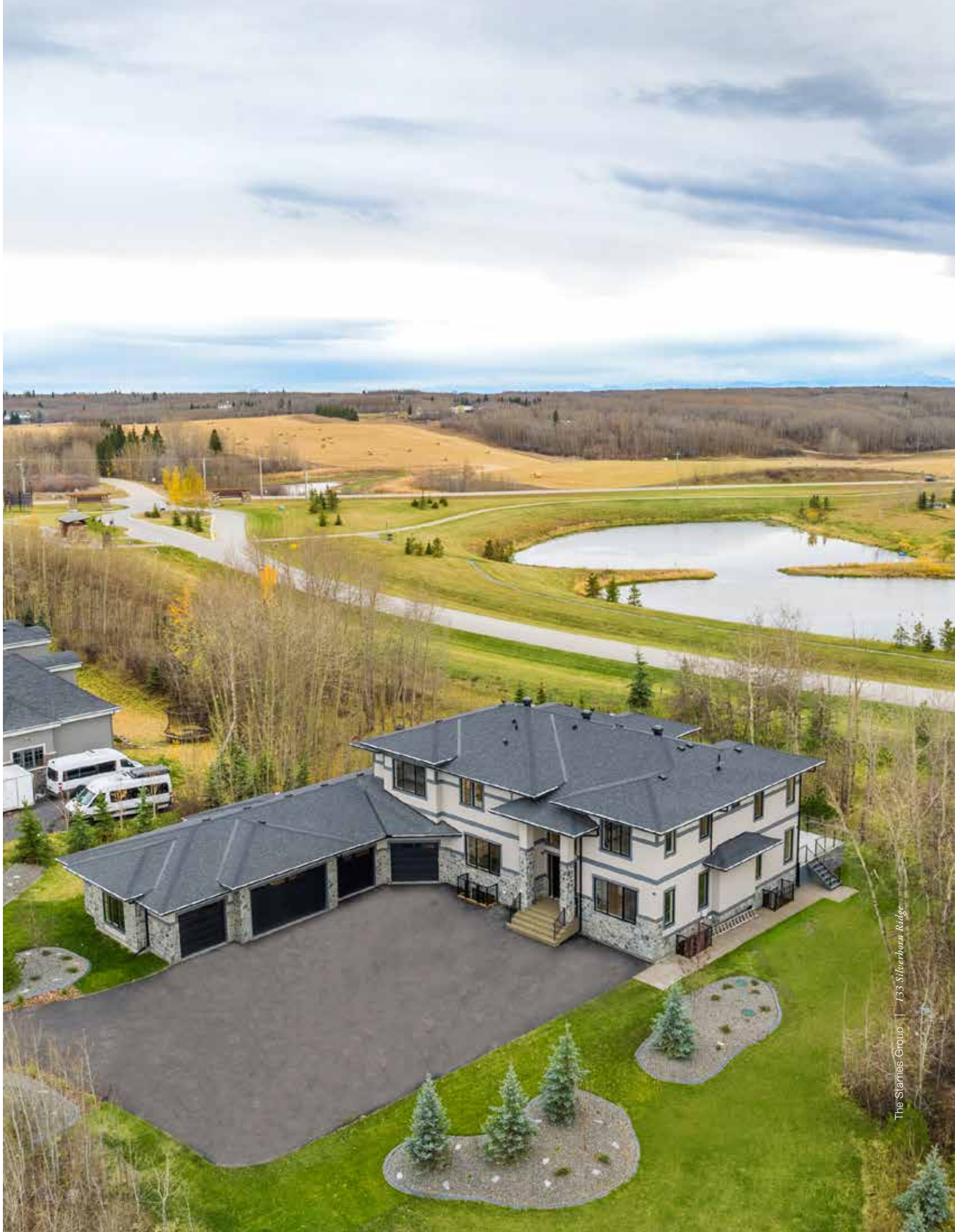










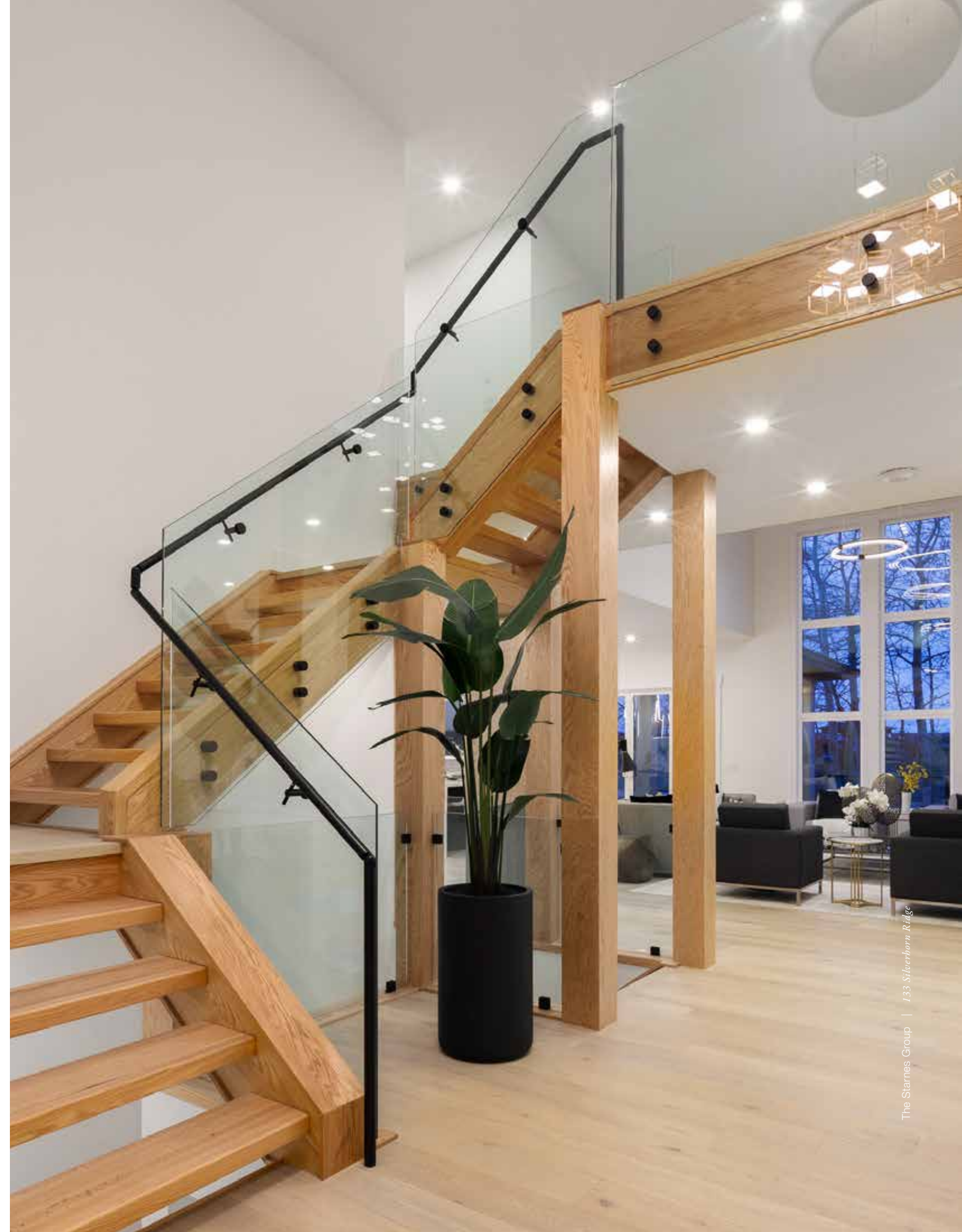




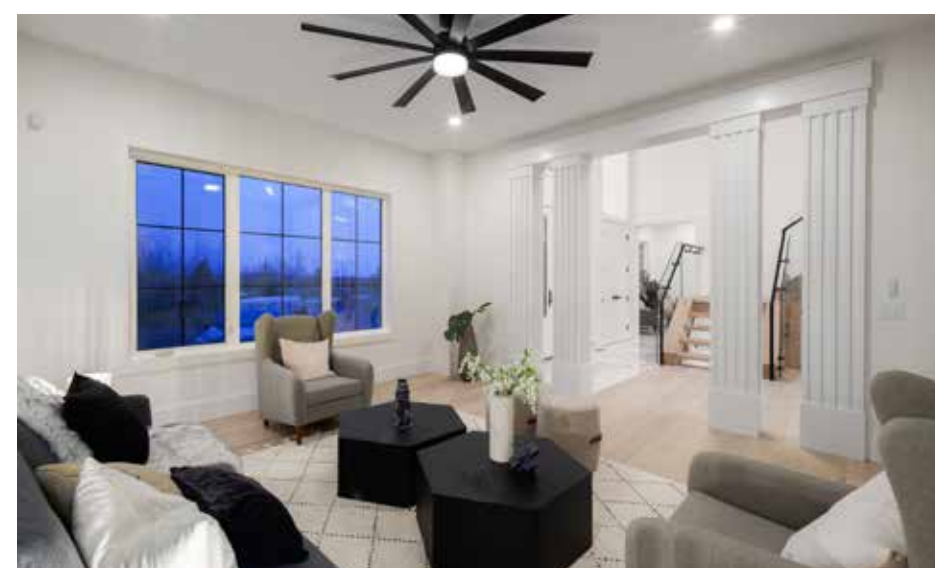
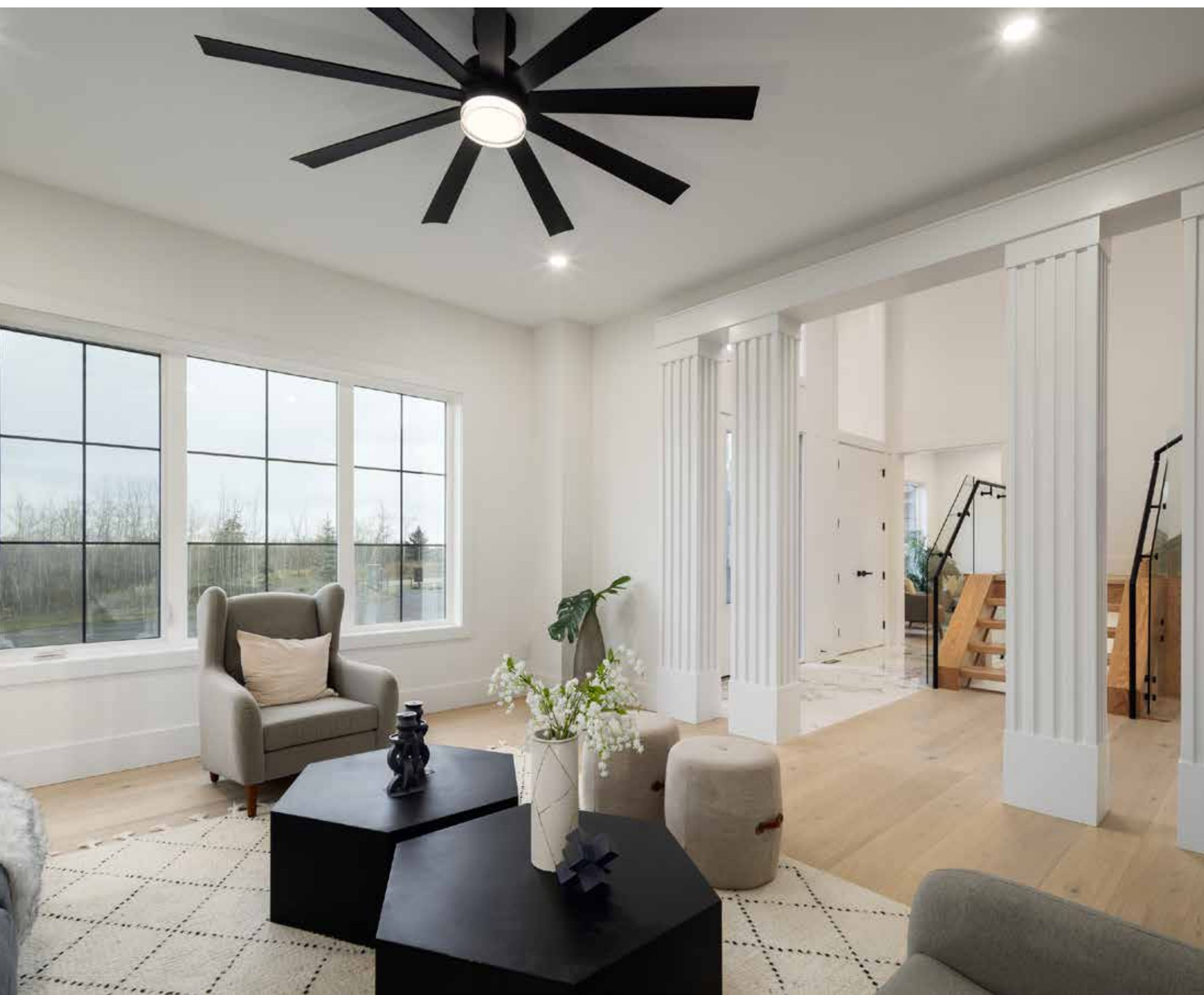


## YOU HAVE ARRIVED

Step inside and be greeted by the elegant, marbled tile flooring and the warm glow of designer lighting. The bright oak engineered hardwood floors add a touch of sophistication to the space and the glass railing staircase adds a modern touch to the overall design. Stunning ceiling heights create an airy and spacious atmosphere throughout the house.









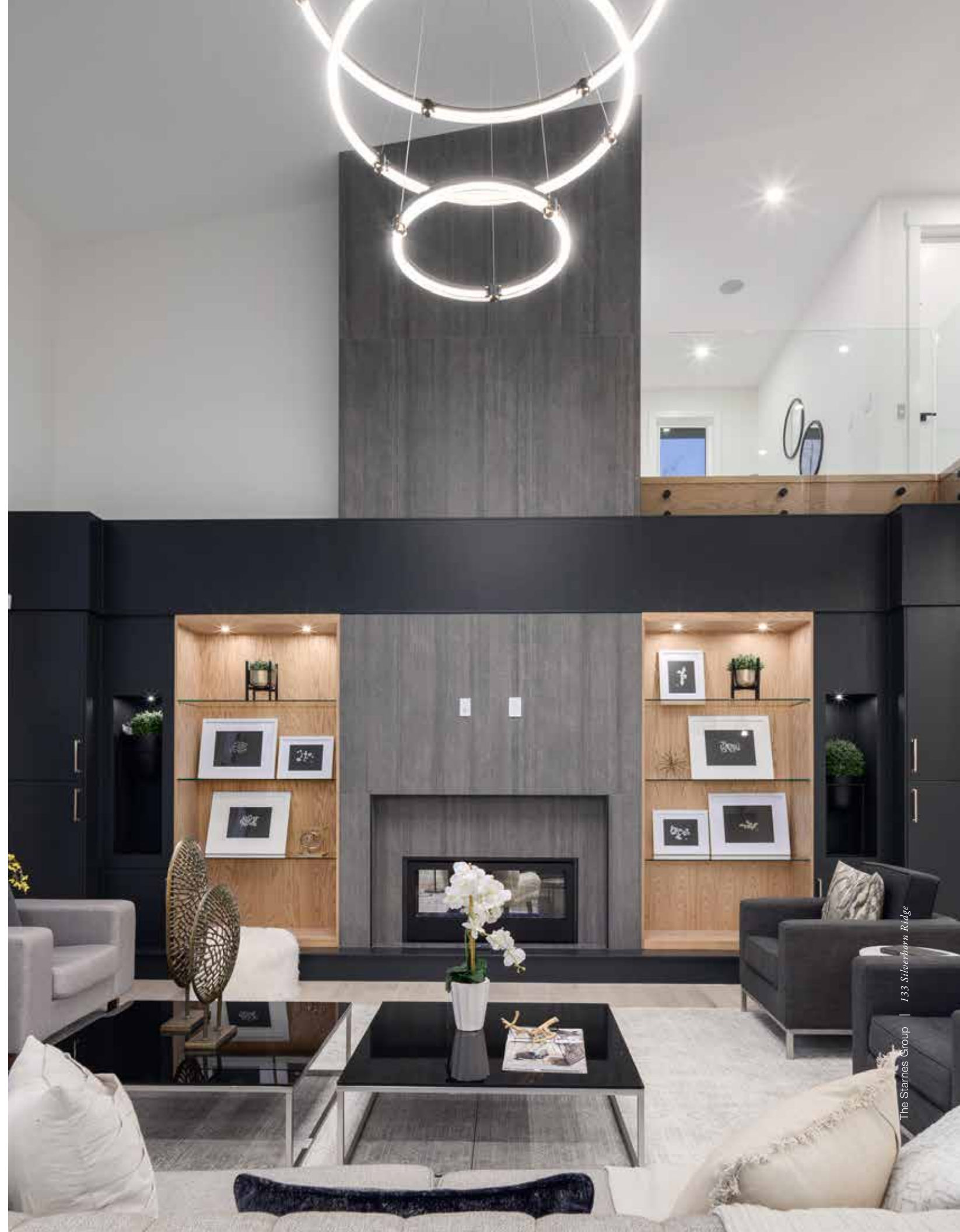




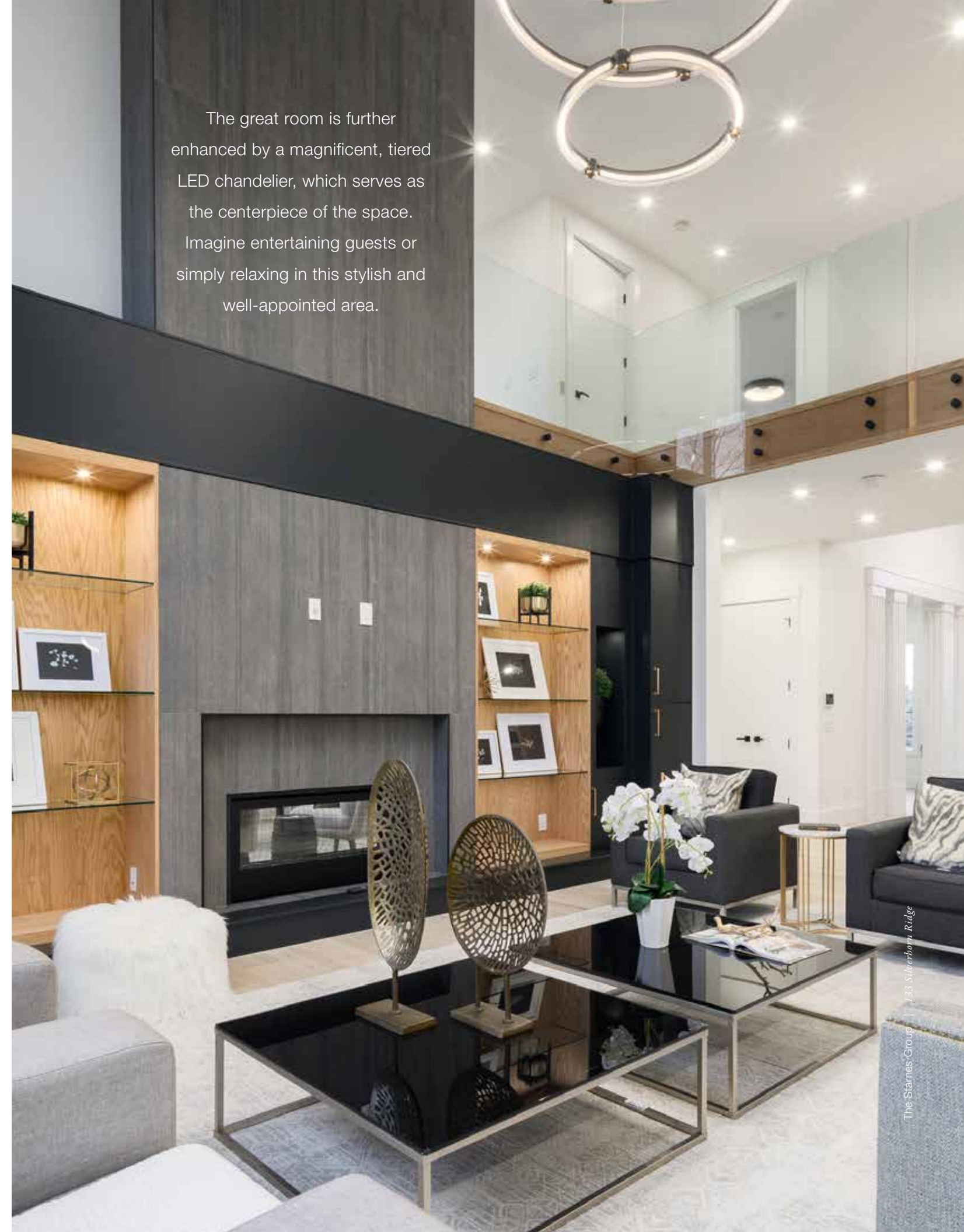


## ELEGANT LIVING QUARTERS

As you step into the great room, you will be captivated by the floor-to-ceiling tiled mantle that houses a cozy fireplace. Custom built-ins with recessed lighting and glass shelving provide ample storage space while adding a touch of elegance to the room. The large windows allow plenty of natural light to flood in, creating a warm and inviting atmosphere. You'll love basking in the Southwest sun that shines through these windows.







The great room is further enhanced by a magnificent, tiered LED chandelier, which serves as the centerpiece of the space. Imagine entertaining guests or simply relaxing in this stylish and well-appointed area.





## A MODERN DREAM KITCHEN

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The kitchen is truly a chef's dream, featuring double quartz islands with gold marbling. The breakfast island boasts waterfall edges and ample seating, making it the perfect spot to gather with family and friends. The prep island is equipped with a convenient serving sink, beverage fridge, and glass shelving for displaying your favorite glassware or culinary treasures.

The trendy black cabinetry with gold hardware adds superb contrast to the bright upper cabinetry and the space is tied together with the most stunning gold pendant lighting you have ever seen! You'll also find top-of-the-line appliances, including a *Subzero* Fridge and a six-burner *Wolf* gas range with double ovens. Whether you're hosting an intimate dinner party or preparing a feast for loved ones, this kitchen has everything you need.





For added convenience, there is even a sleek spice kitchen fully equipped with a dishwasher and electric range. This additional space allows for seamless meal preparation while keeping the main kitchen free from clutter.











## FORMAL DINING

Finish making dinner and sit down in your formal dining space that boasts a unique custom wood coffered ceiling detail and an eye-catching statement piece chandelier. This area provides ample room for hosting large family dinners or special events. Whether it's a festive holiday gathering or an intimate dinner party, this space will surely impress your guests.





The dining area also offers plenty of space to accommodate additional furniture such as a hutch or serving station. You can easily showcase your favorite china or store extra dishes, making it convenient for both everyday use and entertaining.







## MUD ROOM

As you step into the mudroom, you'll be greeted by a massive space adorned with sleek tile flooring that adds a touch of elegance and functionality to this high traffic area. One of the standout features of this mudroom is the custom-built bench seating and storage will never be an issue in this property. With an abundance of enclosed storage space, you'll have plenty of room to store your sports equipment and clothes for all seasons. Say goodbye to cluttered closets and enjoy the convenience of having everything neatly organized and easily accessible.







## PRIMARY BEDROOM OASIS

After a long day head to bed and you'll be greeted by plush carpeting that adds a touch of luxury to the home. The trayed ceiling is lined with lighting, creating a warm and inviting atmosphere throughout the space. The large floor plan allows for plenty of room to personalize with a massive bed and comfortable couch, making it your very own personal sanctuary.







## CUSTOM-BUILT WALK-IN CLOSET

One standout feature of this room is the large custom-built walk-in closet. With ample space and unique light strips, this closet provides the perfect storage solution for all your favorite purses and shoes. Additionally, glass shelving gives the space a boutique store feel and allows you to showcase your prized possessions. The laundry room is located just outside the Primary suite.







## LUXURIOUS ENSUITE

As you step inside your dream ensuite you'll immediately notice the attention to detail and high-end finishes throughout. The heated Italian tile flooring not only adds a touch of elegance but also ensures comfort during colder months. The gold fixtures exude a sense of opulence, creating a truly luxurious atmosphere. Featuring a double quartz vanity with gold marbling veins, it provides ample space for all your toiletries. The huge glass steam shower is not only visually stunning but also offers a spa-like experience right in the comfort of your own home. The penny tile details on the floor and ceiling of the shower add an artistic touch, further enhancing the overall aesthetic appeal. And if you're in need of some relaxation, the jetted soaker tub is the perfect spot to unwind after a long day.







## UPPER LEVEL 'BONUS' SPACE

Situated on the upper level, you'll find a spacious family media area that offers ample room for relaxation and entertainment. Whether you're looking forward to binge-watching your favorite TV shows or simply curling up with a good book, this space has been thoughtfully designed to accommodate all your leisurely needs. The custom-built cabinetry is a great design touch and provides plenty of storage options for your belongings. You'll appreciate the practicality and functionality of these carefully crafted features, allowing you to keep your living space organized and clutter-free. One standout feature of this property is the modern electric fireplace, which not only adds warmth but also serves as an eye-catching focal point in the room. With different color options available, you can easily set the ambiance to suit your mood or preferences. Whether you're hosting a gathering with friends or enjoying a quiet evening alone, this fireplace is sure to create a cozy atmosphere that enhances your overall living experience.















## LOWER-LEVEL ENTERTAINING

Take your personal elevator down to the lower level and step out to be greeted by a spacious entertainment area with a large wet bar area. This superb feature includes two beverage fridges, allowing you to easily entertain guests and keep your favorite drinks chilled. The stunning backbar with glass shelving and hexagon backsplash adds a touch of elegance to the space, creating an inviting ambiance for social gatherings. The bar island boasts white quartz countertops with grey veining and is a great area to share a drink and lots of laughs with friends and family.







## MEDIA AREA

Adjacent to the bar is a large media area that is perfectly suited for a projector. Imagine cozying up on the comfortable seating while enjoying your favorite movies or hosting game nights with friends. The custom-built cabinetry in this area includes built-in shelving designed to discreetly hide speakers, creating a seamless entertainment experience without compromising on style.







## ADDITIONAL LOWER LEVEL SPACES

The gym features a glass wall that allows light to shine through and rubber flooring, which not only enhances safety but also reduces noise levels during workouts. This is especially beneficial for those who prefer a quieter exercise environment.



In addition to the gym, this level offers an additional guest bedroom with an ensuite bathroom. This is ideal for older family members or guests who desire their own private space. The ensuite bathroom ensures convenience and privacy, making it easier for everyone to feel comfortable and at ease. The lower level includes another bedroom, providing flexibility for various living arrangements. Whether you need an extra room for a home office, a playroom for children, or simply additional sleeping quarters, this bedroom can adapt to your needs.



## ADDITIONAL FEATURES

- Entire house is wired for sound
- Honeywell Alarm/Security System
- Control4 home automation system
- Exterior lighting and cameras
- Front gate
- Radiant in-floor heating throughout the lower level
- Radiant in-floor heating in the garage
- Steam shower in primary ensuite
- Electric in-floor heating in primary ensuite

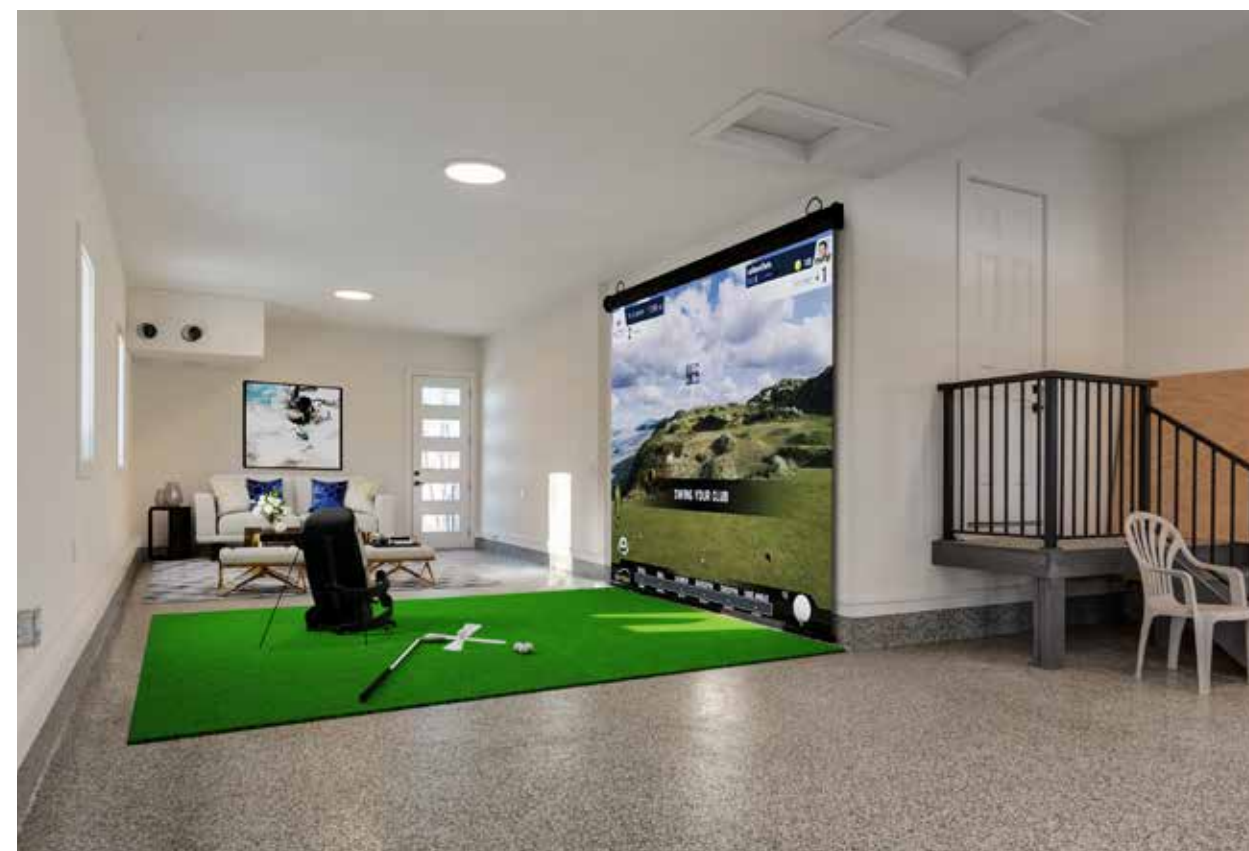
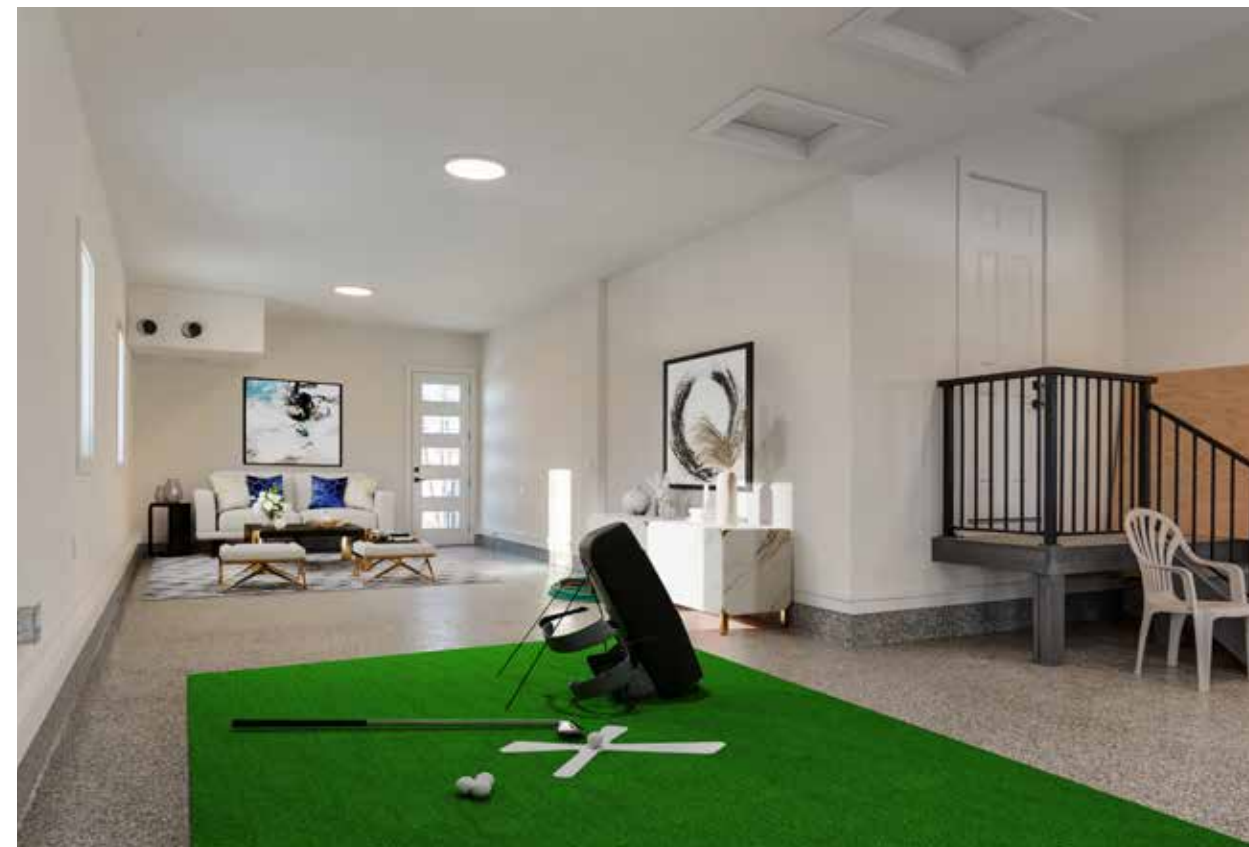






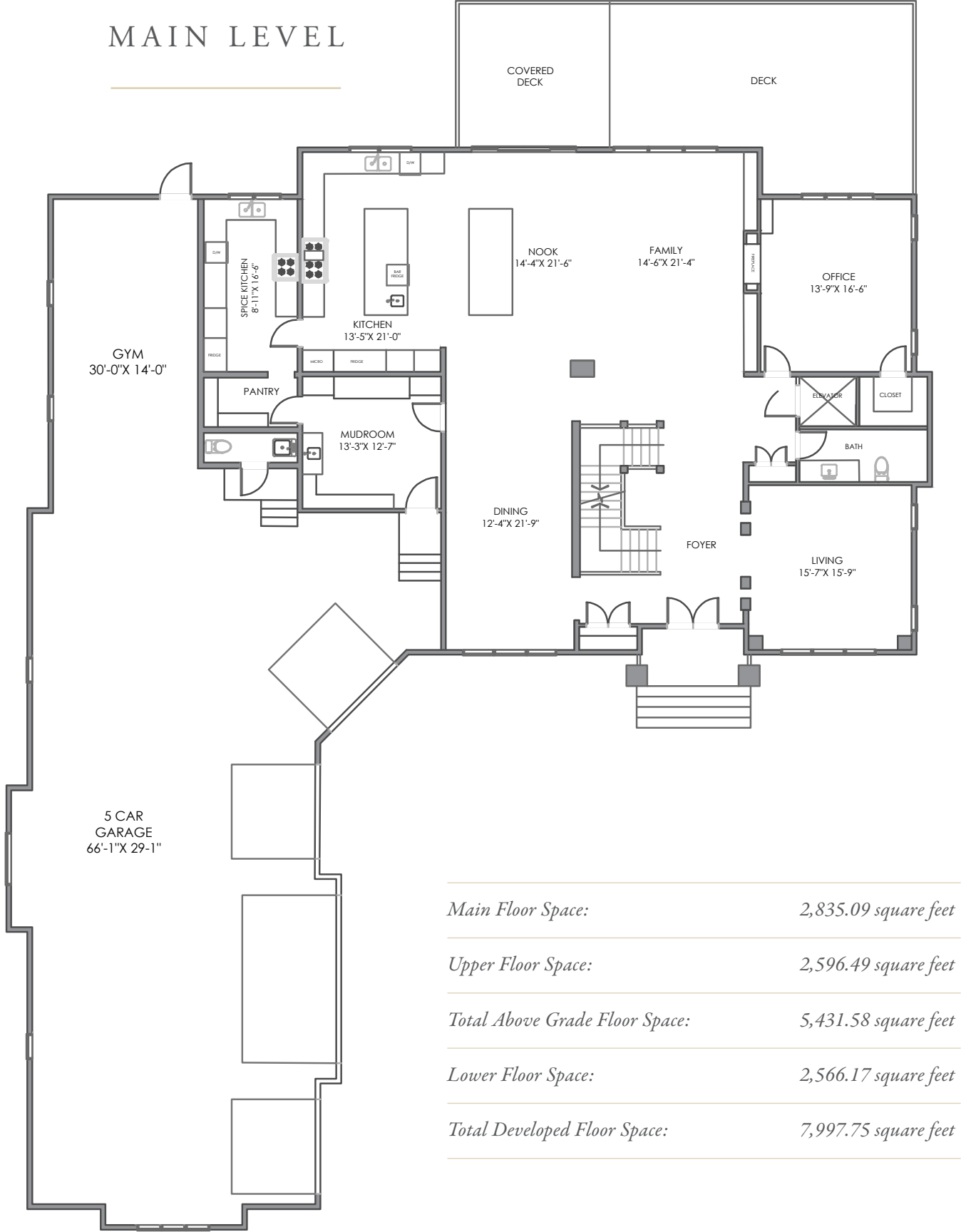
## A CAR-ENTHUSIAST'S GARAGE

Can't find your husband? He's likely hanging out in the garage of his dreams! The five-door car garage has ample space to park up to eight cars and is every car lover's dream. The ceiling heights are designed to accommodate car lifts, allowing you to maximize the storage capacity and work on your vehicles with ease. Not only does this property cater to car enthusiasts, but it also provides additional space for various activities. There is an extra nook that can be transformed into a golf simulator or a man cave – the possibilities are endless. You can create your own personal retreat or entertainment space tailored to your interests and hobbies. The radiant in-floor heating system ensures your comfort during colder months, providing warmth from the ground up. No more cold feet! Additionally, the epoxy flooring in the garage adds a sleek and durable touch, enhancing both the aesthetic appeal and functionality of the space.

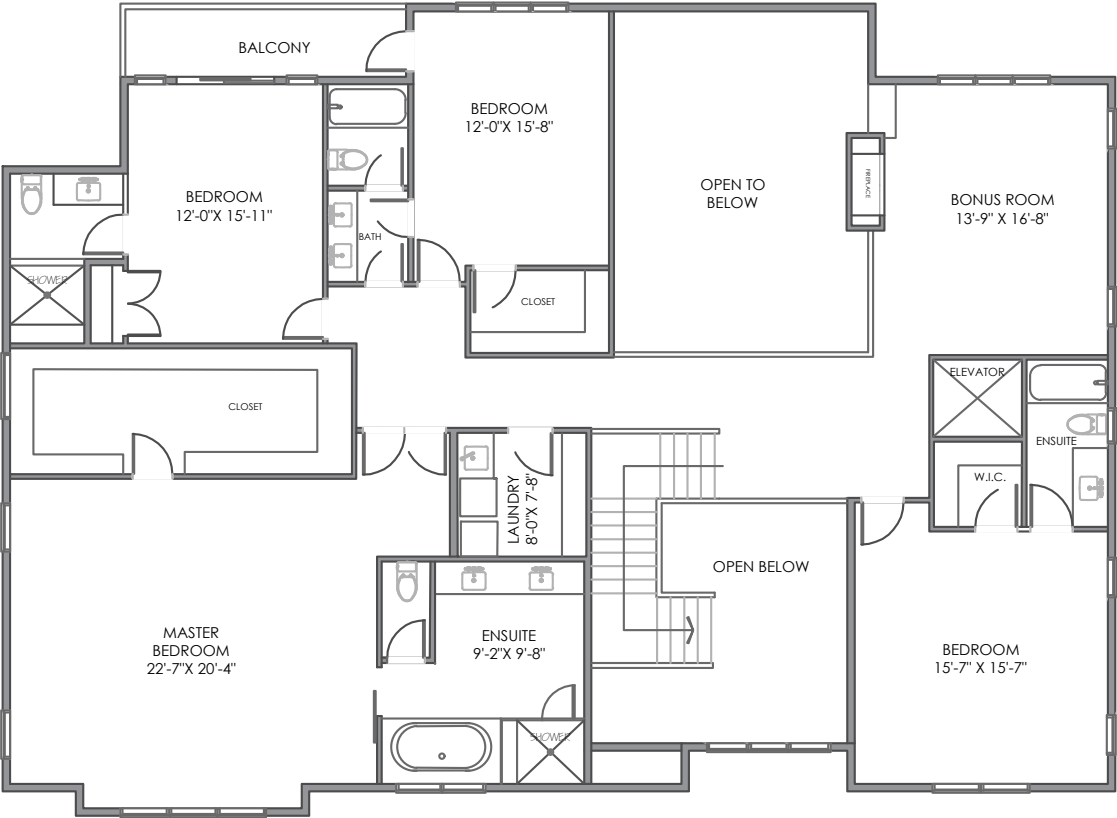




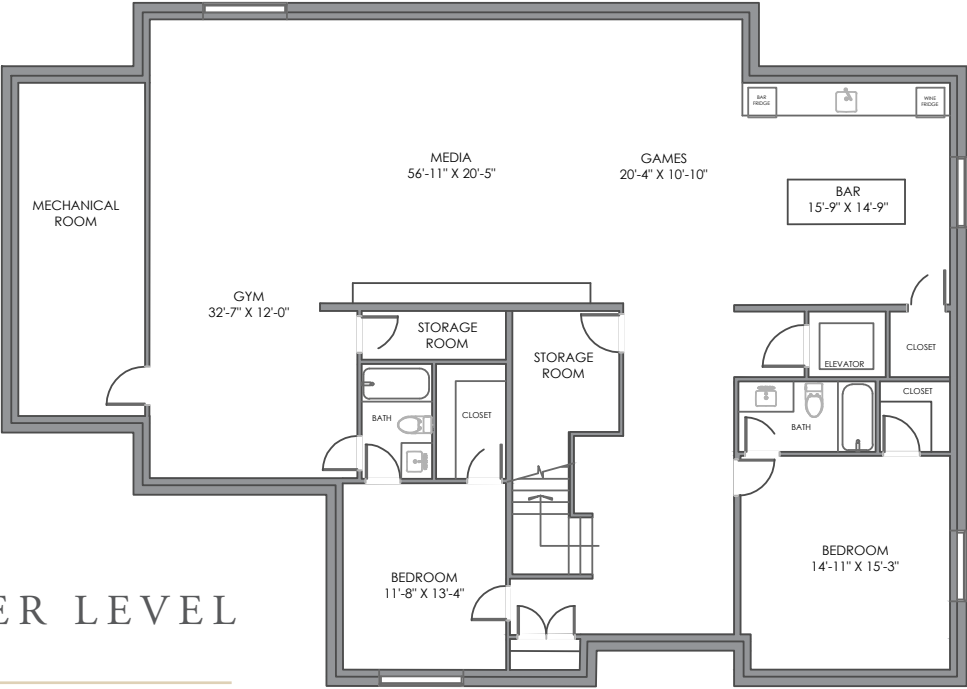
MAIN LEVEL



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UPPER LEVEL



LOWER LEVEL

E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA





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