



5 Silverhorn Vale Vale Rural Rocky View County, Alberta

MLS # A1183777



\$3,250,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, 2 Storey		
Size:	4,125 sq.ft.	Age:	2018 (4 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	1.87 Acres		
Lot Feat:	Backs on to Park/Green Space, Lawn, Gentle Sloping, Irregular Lot, Landscaped		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Marble, Tile	Sewer:	Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Walk-Out	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	2 Subzero mini fridges , Subzero main Fridge, Subzero main Freezer, Asko dishwasher, Wolf range, BI Wolf microwave, BI wolf steam oven, BI keg dispenser, BI microwave (downstairs bar), 3 Garage Door openers, all custom blinds, master bedroom BI night tables and custom headboard		

Location Location Location !!! Luxury exudes in every corner of this incredible fully developed 2 storey located in Exclusive Bears paw! The moment you enter this custom built 2 storey you will feel at home! This award winning plan Custom Built by McKinley Master Builders has only had one owner. The Vale was specifically recognized for the exquisite staircase with custom made iron railing! It is located on the corner lot at the end of Phase 1. You will notice the amazing views of the rolling hills and treed areas from all rooms in this stunning home. Privacy and tranquility at it's finest! Open concept of the main floor flows from one grand area to the next! Each room offering its own unique design and decore! The grand foyer graces you with a custom wardrobe and the exquisite Staircase which is sure to stop any guest in their tracks! The Great room features a marble feature wall with BI gas fireplace & TV area. You will notice the views this home offers from the comfort of this room. The White on white Chef's kitchen is traditional yet modern all in one with top of the line Wolf and Subzero appliances! The butler's pantry is conveniently located off the kitchen. The formal dining will set the perfect mood for all of those nights you entertain guests or host that large family dinner. The oversized granite island complete with waterfall edge will comfortably seat the kids for morning breakfast or a late night snack! There is a second island station that divides the great room and kitchen area's slightly. Nicely defining each space. The custom herringbone wood floors are a show stopper and yet offer the practicality any family needs. The powder room has so much warmth and class from the custom floating vanity to the custom wood walls. The upstairs level features 4 rooms, one of which can be utilized as an office space / guest room as it has a BI murphy bed. There is a full guest bathroom

off this guest suite. There is an oversized main bath with a double floating vanity with custom built-ins, a private toilet room and a private custom shower area. This bathroom will wow you! The hallway features accent lighting and custom iron chandeliers with a barrel ceiling. This leads you into an oversized laundry room with an abundance of cabinets and front end washer / dryer set on pedestal cabinets. The floors are heated through out the laundry room, walk-in closet and the spa like ensuite! As you enter the master retreat you will immediately notice the privacy at the rear of the home and the floor to ceiling windows with a cozy sitting area. The ceiling detail is grand and very detailed. Entering the ensuite you will feel the stress of your day melt away! The basement features a custom bar area with BI keg fridge and a subzero fridge . The walk out basement is bright and cheerful! The mechanical room is a masterpiece itself and connects to a private stairwell that leads you into the garage. Garage features epoxy coated flooring and custom cabinets!