

# \$1,299,900 - 25 Silverwoods Drive, Rural Rocky View County

MLS® #A2202670

**\$1,299,900**

3 Bedroom, 3.00 Bathroom, 1,849 sqft  
Residential on 2.42 Acres

NONE, Rural Rocky View County, Alberta

Welcome to 25 Silverwoods Drive in Bearspaw, an exceptional walkout bungalow that combines spacious design with abundant natural light. The home features soaring vaulted ceilings and an abundance of large windows, creating an open and airy atmosphere throughout. The expansive kitchen is a chef's dream, with a large island and beautiful granite countertops that enhance the overall style of the space.

The dining room is perfect for hosting dinner parties, offering plenty of windows and a built-in china cabinet. A versatile office space can easily be transformed into an additional bedroom, while the sunroom, surrounded by windows, provides the ideal spot to relax and enjoy your morning coffee.

The generously sized master bedroom includes a walk-in closet and a luxurious ensuite complete with a three-sided fireplace that can be enjoyed from both the bedroom and bathroom. Rich hardwood floors flow seamlessly throughout the main level, adding warmth and elegance to the space.

The fully finished lower level is another standout feature of this home. With large windows throughout and in-floor heating, this walkout basement provides a bright and inviting space. It includes a large bedroom, a full bathroom, and a spacious family room and great room complete with built-ins and a wet bar. There's also potential for a fourth



bedroom with the addition of a window.

The home boasts a three-car attached garage for ample storage, while the expansive deck wraps around the front of the home, from the garage to the sunroom, offering a perfect setting for outdoor living. Situated on 2.5 acres, the property is surrounded by lush trees, providing plenty of space to enjoy the outdoors. This beautiful home truly offers the best of both comfort and nature.

Built in 1997

### Essential Information

MLS® #	A2202670
Price	\$1,299,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,849
Acres	2.42
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	25 Silverwoods Drive
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1E2

### Amenities

Parking Spaces	6
Parking	Driveway, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn, Level, Many Trees, Cleared
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	12
Zoning	R-1S

## Listing Details

Listing Office	eXp Realty
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