RE/MAX GRANDE PRAIRIE

Josh Boyne TEAM BOYNE

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19 Silhouette Way
Rural Rocky View County, Alberta

MLS # A2242948

$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,128 sq.ft.	**Age:**	2009 (16 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	220 Volt Wiring, Garage Door Opener, Garage Faces Front, Garage Faces R		
Lot Size:	4.09 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behi		

Heating:	In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas	**Water:**	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	**Sewer:**	Septic System
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Refrigerator in garage, Pool Table

Spacious Mountain Retreat with City Convenience Discover this stunning home set on a 4-acre lot offering both privacy and breathtaking scenery. With over 5,000 square feet of finished living space, this property combines luxury, comfort, and convenience just 30 minutes from the city and airport. Step inside to find a thoughtful floor plan featuring 5 bedrooms plus a dedicated office and 3.5 baths. The primary suite and laundry room are conveniently located on the main floor, making everyday living easy. Enjoy gatherings in the expansive living areas, or head downstairs to the walk-out basement for additional space and endless possibilities. Take in the majestic mountain views and sparkling city lights from multiple vantage points, or relax on the welcoming front porch. Modern comforts include air-conditioning, while the 3-car garage provides ample parking and storage. The home also features a newer roof and hardy plank siding, giving you peace of mind and lasting curb appeal. This property offers the perfect balance of a tranquil mountain setting with quick access to urban amenities. Don’t miss your chance to own this incredible home!

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