$1,379,000 - 44 Silverwoods Drive, Rural Rocky View County

MLS® #A2216292

$1,379,000

6 Bedroom, 4.00 Bathroom, 2,369 sqft
Residential on 2.00 Acres

Silverwoods, Rural Rocky View County, Alberta

Welcome to 44 Silverwoods Drive. Your invited to our open house this Saturday May 03rd from Noon till 3 pm. This beautifully appointed 6-bedroom, 4-bathroom home set on 2 scenic acres in sought-after Bearspaw is a must see. This thoughtfully designed residence blends modern comfort with timeless finishes, offering over 3,700 sq ft of living space. The main floor features an open-concept living area anchored by a striking rock-facing gas fireplace and flooded with natural light. The 2018 renovated kitchen is a standout with sleek white cabinets, leatherette countertops, a Stainless steel sink with touch tap, stainless steel appliances, a large island with seating, and built-in cabinetry for added functionality. Open to the large dining room with lots of south facing windows makes this a great entertaining space. The main floor office over looks the back yard and has built in cabinetry. Next is the large living room space with the gas fireplace accented with stone to the ceiling. The garden doors lead to the large back deck and lower patio area where you will enjoy the large fenced yard to keep the kids and animals from escaping. Great playhouse in the back yard as well. Engineered hardwood, tile, and plush carpet flow seamlessly throughout the home. Upstairs, youâ€™ll find 4 bedrooms including the spacious primary retreat with a walk-in

closet and a private 4-piece ensuite. A second 4-piece bathroom completes the upper level. Or maybe turn one of the bedrooms into a second office or play room for the kids.   The fully finished basement offers two more bedrooms, a generous rec room, and another full bathroom, making it ideal for family living or guest accommodations. The double heated attached garage with a breezeway between and access to the dog run is very convenient. This property feels very private with the trees around it and the setback from the street. The property is much larger than it seems, as the fenced yard does not reach any of the property lines. Minutes from Calgary city limits, easy commute to the airport. New roof 2019, Exterior Stucco repainted 2019, newer stairs on the deck and lots of other updates completed Check out this Gem of a property before its gone.

Built in 1988

Essential Information

MLS® #	A2216292
Price	$1,379,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,369
Acres	2.00
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	44 Silverwoods Drive
Subdivision	Silverwoods

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R1E2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Dog Run
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Wood

Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	R-CRD

Listing Details

Listing Office	Royal LePage Benchmark