



**GRASSROOTS**  
REALTY GROUP

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4, 136 Silvertip Ridge  
Canmore, Alberta

MLS # A2241748



**\$1,499,999**

Division:	Silvertip		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,985 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 871
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features		

Inclusions: None

Duplex Style, Fabulously Renovated Town Home on Quiet Street Silvertip Duplex-style TH offers an exceptional blend of modern luxury and functional design. A quiet cul-de-sac surrounded by some of Canmore's most prestigious homes. A complete renovation, featuring contemporary finishes: black walnut cabinetry, Bosch appliances, and sleek quartz countertops. The space is meticulously maintained, offering a sense of openness, particularly in the great room, which boasts soaring 20-foot ceilings and expansive floor-to-ceiling windows. Upper level has primary bed with gorgeous Mtn views and a private covered deck & stunning 5pce ensuite. This level also has an additional bed an open loft space overlooking the grand great room. Main floor, you'll find another spacious bedroom with a beautiful full bath. Lower level features a massive family room with custom built-ins, a 4th bed and bath with steam shower. Private rear outdoor living includes a hot tub ( 2020) w/ complete privacy.