



**GRASSROOTS**  
REALTY GROUP

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**438 Mountain Tranquility Place  
Canmore, Alberta**

**MLS # A2245428**

**\$1,650,000**



**Division:** Silvertip

**Lot Size:** 0.36 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** STR1

**Water:** -

**Sewer:** -

**Utilities:** -

Discover the ultimate mountain living experience with this expansive 15,490 sq. ft. south-facing homesite in Silvertip’s most sought-after new community. Offering sweeping views of the iconic Three Sisters, surrounding peaks, and the Bow Valley, Lot 17 provides the perfect combination of privacy, sunshine, and elevated scenery year-round. Backing onto a serene wildlife corridor, this property ensures a peaceful natural setting while still being just minutes drive from Canmore’s vibrant shops, dining, and endless outdoor recreation. The generous size of this lot allows for a wide range of custom home designs, making it ideal for creating your dream retreat in the Rockies. Surrounded by pristine wilderness, world-class golf, and panoramic vistas from every angle, this is an unparalleled opportunity to own in one of Canmore’s most prestigious locations. With development well underway and roadways already in place, you can start building your custom home right away.