



**GRASSROOTS**  
REALTY GROUP

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1, 125 Stonecreek Road  
Canmore, Alberta

MLS # A2272570



**\$1,589,000**

Division:	Silvertip		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	969 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, Sloped Down		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 910
Basement:	Partial	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: na

A beautifully designed mountain-style townhome, with 2,731 sq ft of living space (4 bedrooms & 3 bathrooms) in Silvertip Golf Resort. This quality Kidner built home is set on a peaceful dead-end cul-de-sac which provides a true sense of escape & tranquility. Carefully maintained and finished with a touch of flair (Love the stylish red oven!) The great room features soaring vaulted ceilings highlighting the South facing mountain views, pairs nicely with the treed privacy. Ideal as a year round home it features two cozy Rundle stone fireplaces, as well as comfort inspiring air-conditioned to combat the summer heat. In 2022 the charming kitchen received a new stove & dishwasher, along with a new furnace and AC that year too. The perfect maintenance free home, complete with a spacious double garage & driveway to accommodate vehicles and all your outdoor gear. With 4 bedrooms and 3 full bathrooms, this home has room for family, guests, and a dedicated work from home space. The expansive lower-level family room with its high ceilings, cozy in-floor heat, and walkout patio access adds even more flexible living space. Steps from the trail network and tucked away from the busy downtown core, this townhome makes it easy to enjoy the quiet side of mountain living in Canmore.