



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

24 Silvertip Drive
Rural Foothills County, Alberta

MLS # A2285821



\$1,399,999

Division:	Silver Tip Ranch		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,501 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Asphalt, Drive Through, Driveway, Front Drive, Garage Door		
Lot Size:	1.21 Acres		
Lot Feat:	Backs on to Park/Green Space, Garden, Irregular Lot, Landscaped, Lawn, Le		

Heating: In Floor, Fireplace(s), Hot Water, Natural Gas

Water: Public

Floors: Carpet, Tile

Sewer: Septic System

Roof: Asphalt Shingle

Condo Fee: \$ 500

Basement: Full

LLD: 18-20-28-W4

Exterior: Stone, Stucco, Wood Frame

Zoning: CR

Foundation: Wood

Utilities: -

Features: Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed

MOVE In Ready inside & out! Luxury acreage living in prestigious Silvertip Ranch just minutes from the conveniences of Okotoks including Okotoks school designation! This sprawling 5 bedroom, 3.5 bathroom walk-out bungalow offers over 5000 square feet of fully developed living space on 1.21 beautifully landscaped acres with High River water!! You will enjoy your 3 car attached and heated garage with 220V & an additional auxiliary garage for all your "toys". Of course, you have RV parking & a drive-through fully paved driveway with tonnes more parking for all your "entertaining" & sporting needs! Everything your heart desires within steps & WITHOUT the noise of an unfinished new build or dust from a gravel road. Soaring 13' vaulted ceilings elevate every main floor room, while the open-concept design showcases a chef-inspired kitchen with 2 dishwashers, 2 wine fridges, a hammer copper sink, gas range, tonnes of in-island storage & an abundance of natural light everywhere! The main living area has wide planked tile floor which is made to mimic hardwood with the durability of tile for kids and animals - and the windows have a solar shield to aid with keeping the heat out on warm summer days. This home has two amazing "at home office" options you must see - one with outside access! The fully developed walkout basement with 9FT CEILINGS & in-floor heat features a spacious recreation area, bar, 2 additional large bedrooms, an awesome office, 4 piece bathroom with STEAM SHOWER and in addition - a gym/flex room! Checkout the floor plan & room measurements to truly understand how FUNCTIONAL this home is. Noteworthy upgrades & features include hot water on demand, new carpet, IN-FLOOR heat, 220V in garage, in ground sprinkler system taken care by the community association. The landscaping is DONE from one end to the other

on an oasis of lush trees & grass to enjoy year round! Bring your ATV, your golf cart and your RV - you've got inside storage & outside space to spare! Take in the serene views of lush manicured surroundings - the perfect balance of peaceful acreage living with city conveniences nearby!