



**24 Silvertip Drive
Rural Foothills County, Alberta**

MLS # A2285821



\$1,360,000

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:	Poured Concrete	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

Tucked into the quiet section of Silvertip Ranch, just minutes from Okotoks, this property offers a rare balance of space, privacy, and low-maintenance acreage living. Surrounded by mature trees and lush green space, the setting feels established and peaceful. The grounds are maintained with in-ground sprinklers, and a fully paved driveway leads right to the home, with easy access to both Okotoks and the highway to Calgary. Set on a manageable 1.21 acre parcel within a self-managed community, you own your land while benefiting from maintained green space, road maintenance, snow removal, and garbage services—giving you the feel of acreage living without the full upkeep. Connected to High River water, there’s no well to maintain, adding another layer of ease to everyday living. Inside, the home is filled with natural light, with walls of huge windows that brings the outdoors in. High ceilings and an open-concept layout create a sense of space throughout—everything just feels expansive and easy. The home shows exceptionally well, offering a functional layout suited for both everyday living and entertaining. With generous living space, a triple attached garage, and additional auxiliary garage space, there’s flexibility here for how you live. The property also offers space for a substantial garden, ideal for those looking to grow their own food and enjoy a more self-sufficient lifestyle through the spring, summer, and fall seasons. Just a short walk to the river, it’s an ideal setting for morning walks, evening strolls, or letting the dog out to roam. A place where you get the space you want—without giving up the convenience you need.