



**327 Silvertip Close  
Canmore, Alberta**

**MLS # A2290030**



**\$1,375,000**

<b>Division:</b>	Cougar Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn, Private, Street Lighting, Views		

<b>Heating:</b>	Baseboard, In Floor, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R!
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Natural Woodwork, Open Floorplan, Sauna, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** None

Tucked into a quiet pocket of Cougar Creek, 327 Silvertip Close offers the warmth and character of a mountain cabin with the space and flexibility today's families value. Surrounded by mature landscaping and set in an established, community-oriented neighbourhood, this bungalow is a place where children can ride their bikes, neighbours know one another, and trailheads are never far from home. The main level welcomes you with an open-concept living and kitchen area anchored by large south-facing windows that fill the space with natural light and mountain views. A cozy wood stove creates the perfect gathering place on winter evenings, while two generous decks extend your living outdoors—one private and south-facing off the living room, the other with east exposure just off the kitchen, ideal for morning coffee or relaxed summer barbecues. Three bedrooms and a full bathroom on the main floor provide an ideal layout for young families or those seeking convenient single-level living. Downstairs, the spacious lower level adds flexibility with a full bathroom, abundant storage, and bonus rooms well suited for a home gym, media space, guest quarters, or the potential for a fourth bedroom as your needs evolve. Recent updates, including windows and fresh paint, enhance comfort and efficiency, while radiant hot water heating provides consistent, welcoming warmth throughout the home. The generous garage/shed offers ample space for bikes, skis, paddle boards, and all the gear that comes with an active Bow Valley lifestyle. With solid bones, a private setting, and room to personalize over time, 327 Silvertip Close is more than a home—it's an opportunity to put down roots in one of Canmore's most family-friendly communities and create lasting mountain memories for years to come.