



**3, 137 Stone Creek Road
Canmore, Alberta**

MLS # A2292172



\$1,389,000

Division:	Silvertip		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Gentle Sloping		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	\$ 725
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar		

Inclusions: All Televisions and Sounds Bars, Office Furniture

Luxury Mountain Living in Prestigious Silvertip. Not your average townhome! Are you looking for townhome living with solitude and privacy? Then welcome to luxury mountain living in prestigious Silvertip! This renovated townhome is nestled in a community of luxury homes. Boasting 3 bedrooms, 3 bathrooms, and over 2,200 sq ft of thoughtfully designed living space, this home combines modern touches with cozy mountain charm. The entryway is warm and inviting, featuring custom-built-ins and stylish herringbone tile flooring. The main level impresses with soaring vaulted ceilings, abundant natural light, and stunning mountain views. The rich hardwood floors flow through to the main living space, creating a bright and airy ambience throughout. The open-concept kitchen is perfect for entertaining, complete with high-end finishes. Also on the main level is a 3-piece bath, spacious bedroom and deck access. Upstairs, you will find the master bedroom retreat complete with walk-in closet, 5-piece en-suite and a private deck with mountain views. Downstairs, the fully developed walkout basement with nine-foot ceilings offers a spacious family room, wet bar, wine fridge, home office space, 5 piece bathroom, bedroom, laundry, additional storage as well as access to another deck and stone patio — ideal for hosting guests or creating your personal haven. Enjoy in-floor heating, two fireplaces, three private decks and a stone patio that showcases breathtaking mountain views. After a day of adventure, unwind in the 2 luxurious soaker tubs and store your gear with ease in the oversized single garage, outdoor under-deck storage shed, or under-stair storage. This elegant townhome delivers a rare combination of private refined living, functional space, and unparalleled quiet in natural surroundings. Don't miss the opportunity to call this mountain sanctuary

home!