



**GRASSROOTS**  
REALTY GROUP

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

3, 137 Stone Creek Road  
Canmore, Alberta

MLS # A2086798



**\$1,499,999**

Division:	Silvertip		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	1999 (26 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:	Separate/Exterior Entry, 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: NA

Elegant, Silvertip Townhome with Stunning Views Welcome to this sophisticated townhome nestled in the prestigious community of Silvertip. Boasting 3 bedrooms, 3 bathrooms, and over 2,200 sq ft of thoughtfully designed living space, this home combines modern luxury with cozy mountain charm. The entryway is warm and inviting, featuring custom-built-ins and stylish herringbone tile flooring. The main level impresses with vaulted ceilings, abundant natural light, and rich hardwood floors, creating a bright and airy ambiance 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 stunning mountain views. Downstairs, the fully developed walkout basement 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 showcase 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 refined living, functional space, and unparalleled natural surroundings. Don't miss the opportunity to call this mountain sanctuary home!