



GRASSROOTS
REALTY GROUP

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**145 Silvertip Ridge
Canmore, Alberta**

MLS # A2110597



\$8,717,800

Division:	Silvertip		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,070 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Few Trees, Irregular Lot		

Heating:	In Floor, Fireplace(s), Heat Pump	Water:	-
Floors:	Hardwood, Stone, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Other, Post & Beam, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna		
Inclusions:	n/a		

Located on the 17th fairway of the Silvertip Golf Course this four-bedroom, four-bathroom award-winning architectural Timber Frame masterpiece is a home like no other in Canmore. Designed and built by Alasdair Russell of Russell and Russell Design and Mitchell Master Homes this home features over 4850 square feet of living space accented by incredible acid-washed douglas fir timber framing from the world-renowned Spear Head Timber Works in Nelson, BC, and one-of-a-kind custom finishings, including 11 different types of wood sourced from all over the world. The hidden details and qualities in this home are as numerous and stunning as the home itself with features such as in-floor heating on every level, full air conditioning in the home, HEPA and smoke filtration system, and sound insulation in the walls between all interior rooms. The attention to detail coupled with the 180-degree mountain views from Three Sisters to Rundle and the 685 square foot triple car garage in this world-class home is second to none and is sure to appeal to the most discerning of buyers. For all the detailed information click the brochure link.