



GRASSROOTS
REALTY GROUP

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**628 Silvertip Road
Canmore, Alberta**

MLS # A2127780



\$3,999,000

Division:	Silvertip		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,418 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	4
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Irregular Lot, Landscaped, On Golf Course, Triangular Lot		

Heating:	Central, In Floor, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 145
Basement:	None	LLD:	-
Exterior:	Cedar, Stone	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	None		

One of the Highest Elevated Homes in Canmore! Perched in the heart of the prestigious Silvertip community, this remarkable 4 bed 4 bath home redefines contemporary mountain living. Boasting an expansive 13,119 SF Lot, this property is only 4 yrs old. Prepare to be captivated by the unparalleled panoramic views from literally every window from this 3,418 SF all above grade home. The stunning 3 Sisters becomes an integral part of your daily life, visible from your kitchen, great room, primary bed & SW deck. Prefer to look over the 13th Green and fairway of the golf course…it's visible from the kitchen, the primary bed, super sunny bfast nook, guest beds and the NE facing deck! Step inside, and you'll be greeted by an open plan that blends sophistication with the slightly more modern feel in the the Rockies including a European inspired kitchen w/ Wolf Induction, Steam and Wall Oven and Sub Zero fridge.