



**GRASSROOTS**  
REALTY GROUP

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**442 Mountain Tranquility Place  
Canmore, Alberta**

**MLS # A2199581**



**\$1,499,900**

**Division:** Silvertip

**Lot Size:** 0.27 Acre

**Lot Feat:** Backs on to Park/Green Space, Environmental Reserve, No Neighbours

**By Town:** -

**LLD:** -

**Zoning:** STR-1

**Water:** Public

**Sewer:** Public Sewer

**Utilities:** Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, See Re

FULLY APPROVED ARCHITECTURAL DESIGN PACKAGE - SHOVEL READY - Build Your Dream Home in the World-Class Resort Community of Silvertip in Canmore. This is THE BEST SHOWCASE LOT within the community! This exceptional property backs on to the WILDLIFE CORRIDOR, providing breathtaking natural views, unparalleled PRIVACY, and an exclusive setting within the development. In Canmore it is all about the view! This lot provides UNOBSTRUCTED VIEWS of the iconic THREE SISTERS MOUNTAIN RANGE as well as Mount Lawrence Grassi and Ha Ling Peak. This sloped lot is ideally situated for an impressive walk-out design, offering abundant opportunities to embrace the stunning natural surroundings. Available with the lot are developer-approved construction drawings that can be negotiated along with your offer. The envisioned home designed for this lot features an expansive 6700 square feet of luxurious living space. This home has been thoughtfully designed to include a HOME THEATRE, GYM, dedicated HOME OFFICE, oversized double car garage, 6 BATHROOMS and 5 SPACIOUS BEDROOMS. The kitchen, living room, and great room are enhanced by impressively tall ceilings and expansive windows that take full advantage of the views. Additionally, the design incorporates a SEPARATE LIVING AREA ideal for long or short-term rentals. This home is zoned as Silvertip Residential Low Density District zoning. Land Use Bylaw is in the supplements. One of the permitted uses listed is TOURIST HOME ZONING. The building plans come with a beautifully designed landscaping proposal that features a WATER FEATURE in the front of the house and in the back a large deck with SAUNA access and a fabulous SUNKEN HOT TUB area—perfect for relaxation while soaking in the incredible views. Located in the sought-after master-planned community of Silvertip, residents benefit from access to the world-class 18-hole golf course, elevated dining options and kms of scenic trails meandering through the community. Silvertip is renowned for its architectural design guidelines and commitment to quality. With additional community amenities planned to begin construction in the near future, this community is poised for continued growth and opportunity. Utilities are conveniently brought to the lot line, and with building plans ready for submission to the Town of Canmore for a building permit, your dream home is just a step away from being ready to start construction. Don't miss this rare opportunity to create your own perfect mountain residence in one of Canmore's most desirable neighbourhoods.