



**529 Silvertip Road
Canmore, Alberta**

MLS # A2206197



\$3,357,690

Division:	Silvertip		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,124 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Front Yard, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	STR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE: Saturday, April 5th, 10am-2pm. Where Timbers and Peaks Inspire: A Legacy Bungalow in Silvertip. Built not merely for decades but for generations to come, 529 Silvertip Road is a testament to enduring craftsmanship and architectural foresight. Every element speaks to a bygone era of construction—where quality took precedence over speed and artisans took immense pride in their work. Skilled hands shaped each beam, carved each stone, and placed every detail with intention, creating a residence where history, nature, and design converge. Vaulted ceilings and custom windows capture stunning mountain views while offering privacy in every room. The century-old wide-plank reclaimed hardwood flooring carries the patina of time, grounding the home in warmth and authenticity. Natural materials—locally sourced stone, timber, and glass—harmonize with the landscape rather than compete with it. This rare 5-bedroom walkout bungalow showcases Canmore's iconic peaks through perfectly framed vistas. The great room is anchored by a grand Rundlestone fireplace, while the chef's kitchen features top-tier appliances encouraging culinary exploration. Unlike traditional alpine homes, this 4064 sq ft residence embraces main-floor living with a luxurious primary suite, spa-like ensuite, dedicated office, and heated three-car garage. Above, a versatile loft offers an inspiring flex area, while the walkout lower level features a cozy family room with fireplace, south-facing patio, and four bedrooms arranged into two private suites with full bathrooms. Set within mature pines in prestigious Silvertip, this exceptional home captures refined mountain luxury and enduring legacy. Here, architecture meets intention. Here, home becomes heritage.