



**GRASSROOTS**  
REALTY GROUP

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**100 Stone Creek Place  
Canmore, Alberta**

**MLS # A2209891**



**\$1,688,000**

<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,459 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Insulated, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Concrete, Hardwood, Slate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Rubber, Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in exclusive Silvertip resort, backing onto the renowned golf course of the same name, sits this beautiful, well-appointed freehold half duplex. The Great Room, with stone fireplace features a dramatic wall of windows taking in the stunning views of Canmore's iconic Three Sisters & Rundle Range. The ample, south facing deck shares the same panoramic vista enjoyed indoors. A custom kitchen adjoins to a formal dining area, perfect for family gatherings. One level living is achieved through the main floor master bedroom, with ensuite bath & walk-in closet. Accessible from the eating nook, the rear deck overlooks the lush green of the golf course. Downstairs, finds a cozy family room, two additional bedrooms with 9 ft ceilings, a full bathroom & laundry room. Featuring in-slab heat, GEM Euroshake roof with 50-year warranty & attached double garage for all your toys, this home is ready for a lifetime of enjoyment.