



GRASSROOTS
REALTY GROUP

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4, 149 Stone Creek Road
Canmore, Alberta

MLS # A2212651



\$1,823,200

Division:	Silvertip		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Private		

Heating: In Floor Roughed-In, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Cedar Shake

Basement: Full, Partially Finished

Exterior: Stone, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Kitchen Island, Natural Woodwork, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 775

LLD: -

Zoning: Res 4 Plex

Utilities: -

Inclusions: N/A

Rare Privilege: Where Serenity and Prestige Converge at Silvertip's Edge For the first time since its construction in 2003, this remarkable 3,000+ sq ft southwest-facing end-unit townhome comes to market. Perfectly positioned on one of Silvertip's most coveted lots, this home sits at the peaceful terminus of Stone Creek Road—where manicured golf greens give way to untamed wilderness. Elevated among the trees and overlooking the 9th tee of Silvertip Golf Course, the setting is nothing short of breathtaking. From the moment you arrive, a deep sense of calm takes hold— an atmosphere cherished by the original owners for over two decades. The main floor of this two-story walkout is anchored by a grand Rundlestone fireplace, with expansive windows that dissolve the boundary between refined interior living and the majestic alpine surroundings. The open-concept kitchen and dining area are designed for effortless entertaining, with uninterrupted views of Canmore's iconic south range and valley below. A window-wrapped office provides an inspiring workspace where the natural world fuels focus and creativity. Upstairs, a tranquil rec area gazes over a meandering creek bed toward the mountains, accompanied by two spacious bedrooms and two bathrooms, including a primary retreat featuring a private balcony with elevated mountain views and an elegant ensuite complete with a steam shower, adding spa like comfort to everyday living. The walkout lower level includes a third bedroom and a generous unfinished space with potential for a fourth bedroom and media area, with large windows and direct patio access that ensure the space remains bright and inviting. With in-floor heating already roughed in, it's ready for your custom vision. As the premier end-unit in this exclusive enclave, where the comforts of community subtly give

way to the quiet of nature—this property offers an unmatched fusion of privacy, beauty, and timeless design. A rare opportunity to own a home that so seamlessly blends architectural intention with mountain serenity, creating a truly elevated lifestyle experience.