



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**432 Mountain Tranquility Place  
Canmore, Alberta**

**MLS # A2288428**



**\$5,433,750**

|                  |                                                            |               |                  |
|------------------|------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Silvertip                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                          |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                         |               |                  |
| <b>Size:</b>     | 2,700 sq.ft.                                               | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 5                                                          | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Single Garage Attached             |               |                  |
| <b>Lot Size:</b> | 0.34 Acre                                                  |               |                  |
| <b>Lot Feat:</b> | Irregular Lot, No Neighbours Behind, On Golf Course, Views |               |                  |

|                    |                                                                                                                                                                                           |                   |                    |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                                                                                                                                                         | <b>Water:</b>     | -                  |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                                                                                            | <b>Sewer:</b>     | -                  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                           | <b>Condo Fee:</b> | -                  |
| <b>Basement:</b>   | None                                                                                                                                                                                      | <b>LLD:</b>       | -                  |
| <b>Exterior:</b>   | Wood Frame                                                                                                                                                                                | <b>Zoning:</b>    | R1 - single family |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                           | <b>Utilities:</b> | -                  |
| <b>Features:</b>   | Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |                   |                    |
| <b>Inclusions:</b> | none                                                                                                                                                                                      |                   |                    |

Step into luxurious living with this exceptional estate home, perfectly positioned on the renowned Silvertip Golf Course. Spanning nearly 4400sf, this exquisite residence features 5 spacious bedrooms and countless premium amenities designed to elevate your lifestyle. The home welcomes you with a grand foyer that seamlessly flows into the mudroom where you'll find built-ins, bench seating, and custom cabinetry while the triple car garage offers plenty of space for vehicles and gear. On this first floor, you'll find a well-appointed home gym with glass enclosure and two of the five bedrooms offering comfort and versatility. The large rec room, complete with a wet bar and second gas fireplace is perfect for entertaining or unwinding after a day on the course. An elevator provides convenient access to all three floors, ensuring every level can be easily navigated. The heart of this home is undoubtedly the kitchen. Adorned with massive vaulted ceilings and nearly 360-degree windows capturing stunning views of Canmore's most famous mountain ranges. Equipped with a built-in fridge, a generous butler's pantry, large quartz island, 6 burner gas fireplace, and opulent wine cellar. Centered around a show-stopping stone-facing gas fireplace, the living room opens to a generous wrap around deck with unparalleled views and all day sun. Past the dining room and down the hall, you'll find the primary suite including an 11x17 walk-in closet and dreamy ensuite with double vanities and water closet, and a private balcony. Heading upstairs, you're greeted by an open air loft, 2 additional bedrooms and a Jack and Jill bathroom, providing both privacy and comfort for family members or guests. Blending luxury, comfort, and nature in a pristine golf course setting, experience the pinnacle of mountain living in this premier home built by one of Canmore's most notable builders,

Distinctive Homes. \*all interior selections can be chosen and customized by the buyers\*