



**137 Silvertip Ridge
Canmore, Alberta**

MLS # A2292014



\$5,300,000

Division:	Silvertip		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,166 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Landscaped, On Golf Course, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Counters

Inclusions: N/A

Experience this 3 year old luxurious mountain home located in Silvertip! Nestled in a private location on a huge lot backing onto the Silvertip Golf Course, this four bedroom, four bathroom home boasts 4200 square feet of spectacular mountain views and generous indoor and outdoor living spaces offering lavish features throughout. The main level features a kitchen with large pantry and great room with a grand, stone fireplace, vaulted ceilings, and beam work as well as a master bedroom with en-suite and walk in closet, den/bedroom with walk in closet, full bath, and laundry room. The walkout basement offers a custom wine display and wet bar, recreation and living area with fireplace, fitness room, junior master with en-suite, an additional bedroom, full bathroom, and two storage areas. Features include Thermador appliances, open riser stairs, nine foot basement ceilings, Sonos sound system, Kohler steam shower, in floor heating in basement and garage, triple car garage, landscaping, and much more. Professional interior design services were provided to create a timeless, classic, luxurious, and mountain modern aesthetic. Fully furnished including patio furniture.