



GRASSROOTS
REALTY GROUP

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**117 Silvertip Ridge
Canmore, Alberta**

MLS # A2292981



\$5,750,000

Division:	Silvertip		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,205 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Sloped		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: 2nd washer, 2nd dryer, 2nd fridge

Constructed by Kidner Construction, this exceptional Silvertip near new residence blends refined mountain architecture with modern comfort, backing directly onto the 8th hole of the Silvertip Golf Course. Designed for both entertaining and large gatherings, the home features 5 bedrooms sleeping up to 14 guests, 4 bedrooms with private ensuites and a large bunk room with 2 sets of bunks. At the heart of the home, a dramatic timber-frame loft crowns the living space, creating a striking architectural focal point that complements the surrounding mountain setting. Expansive living areas open seamlessly to the outdoors, where a large main deck, two additional decks, and an expansive patio overlook the golf course and surrounding alpine landscape. Inside, the home is finished with triple-pane windows, Control4 whole-home automation, and carefully designed spaces that balance luxury, comfort, and performance. Additional lifestyle spaces include a family room, dedicated gym, and a fully outfitted garage with epoxy floors, providing both functionality and high-end finishing throughout. Offering just under 4,900 SF the home is thoughtfully distributed across multiple levels to provide excellent separation for family and guests. Located in the prestigious Silvertip community, this Kidner-built home combines exceptional craftsmanship with one of Canmore's most sought-after golf course settings. Surrounded by world-class golf, mountain scenery, and the natural beauty that defines Silvertip, this property offers elevated mountain living in one of the Bow Valley's most exclusive neighbourhoods.