



GRASSROOTS
REALTY GROUP

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52 Silvertip Drive
Rural Foothills County, Alberta

MLS # A2324117



\$1,179,000

Division:	Silver Tip Ranch		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,896 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking		
Lot Size:	1.01 Acres		
Lot Feat:	Conservation, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, No		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	Full	LLD:	18-20-28-W4
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters, See Remarks, Storage		

Inclusions: Stand Up Freezer, Playground Set, Floating Shelves In Basement Rec Room, Cabinets In Garage, Workbench In Garage, Garage Heater, Tractor & All Attachments, Outdoor Cameras, Spotlight, Doorbell Camera

Welcome to 52 Silvertip Drive! This meticulously maintained bungalow offers the perfect balance of peaceful acreage living and everyday convenience. Situated on a beautifully manicured, west-facing one-acre lot in the prestigious estate community of Silver Tip Ranch, this exceptional home features over 3,500 sq. ft. of developed living space, 5 bedrooms, and 3.5 bathrooms, all just five minutes from Okotoks. Step inside and you'll immediately appreciate the pride of ownership throughout. Freshly painted and beautifully updated with wide plank luxury vinyl flooring spanning both levels, the bright and welcoming main floor is filled with natural light from expansive west-facing windows. The open-concept layout creates an effortless flow between the kitchen, dining, and living areas, making it ideal for both everyday family living and entertaining. At the heart of the home is the impressive kitchen, thoughtfully designed with an abundance of cabinetry, quartz countertops, purified water, and S/S appliances, including a gas range and an additional built-in wall oven, making hosting family gatherings and holiday meals a breeze. The spacious primary retreat offers a peaceful place to unwind, complete with a large walk-in closet featuring custom built-in organizers and a private four-piece ensuite. Two additional generously sized bedrooms, a four-piece main bath, two-piece powder room, and a laundry room complete the main level. The fully developed lower level provides exceptional flexibility for families of all sizes. A spacious rec room with a cozy gas fireplace creates the perfect gathering space, while two additional bedrooms, a home gym, and two large dens offer endless possibilities for home offices, hobby rooms, or additional storage. The oversized heated attached garage is a dream for any hobbyist or craftsman, complete with built-in

workbenches and extensive cabinetry to keep everything organized. Outside, you'll love spending time on the rear deck overlooking the beautifully maintained west-facing yard or relaxing on the concrete patio. The property also offers RV parking, front irrigation, and plenty of space for a garden, allowing you to grow your own vegetables and embrace a more self-sufficient lifestyle throughout the spring, summer, and fall. Recent updates provide added peace of mind and include a new roof (2024), new HWT (2024), and new washer & dryer (2025). Living in Silver Tip Ranch means enjoying all the benefits of acreage living without sacrificing convenience. Enjoy easy access to the nearby river, scenic walking trails, and community gatherings year-round. Municipal water service eliminates the maintenance of a well, with snow removal on the main roads, garbage collection, and common area maintenance included as well! This is more than just an acreage, it's a lifestyle! A place where you can enjoy the space you've always wanted while remaining just minutes from schools, shopping, restaurants, and all the amenities Okotoks has to offer.