

**860 Silvertip Heights  
Canmore, Alberta**

**MLS # A2144638**



**\$3,995,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Silvertip  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 4 Storey   |               |                  |
| <b>Size:</b>     | 2,109 sq.ft.   | <b>Age:</b>   | 2018 (6 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.29 Acre  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Conservation, Cul-De-Sac, Environmental Re |               |                  |

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|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rubber  | <b>Condo Fee:</b> | \$ 140 |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Wood Frame, Wood Siding  | <b>Zoning:</b>    | STR-1  |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Nestled at the end of a tranquil cul-de-sac and bordering a serene nature reserve, this exceptional luxury home in Silvertip, Canmore, offers an unparalleled living experience. Crafted by Elk Run Custom Homes, this pristine and barely lived-in 3-bedroom, 3-bathroom residence spans 3,340 sq. ft. and includes a 3-car garage. The property boasts four outdoor living spaces, totalling 1,455 sq. ft. of deck, patio, and two balconies - perfect for savouring the fresh mountain air. Upon entering the foyer, you're greeted by high ceilings and natural wood finishes. The entry level features two bedrooms and a 5-piece ensuite bath. Ascend the open rise cherry staircase to the main floor, where unobstructed 180-degree mountain views will leave you in awe. The living room, with its vaulted ceiling, timber beams, gas fireplace, and floor-to-ceiling windows, flows seamlessly into the dining area and gourmet chef's kitchen. The kitchen is equipped with Wolf and Subzero appliances, and a large island with an eating bar. Sliding patio doors from the living area and kitchen provide access to the expansive deck. The third level is dedicated to the master suite, a true oasis featuring a floor-to-ceiling gas fireplace and sliding doors to a south-facing balcony. The master ensuite includes a spacious steam shower, walk-in closet with a stacked washer/dryer, double vanity, water closet, and access to a private patio surrounded by nature. The upper portion of the home is completed by a study/loft showcasing a stunning vaulted ceiling with decorative timber, wood-burning fireplace, built-in bookshelves, and a five-panel door leading to a balcony. The lower levels house a large entertainment room with a temperature-controlled walk-in wine cellar, ample storage, a mudroom with built-ins, a full laundry room equipped with cabinets and a sink, and a 2-piece bathroom. Other

notable features of this home include in-slab heating on the lower levels, in-floor heating in the bathrooms, dual zone furnace, cherry hardwood flooring throughout, custom timber beams, and red Western cedar imported from the West Coast of BC.