# 828 Silvertip Heights
# Canmore, Alberta

**MLS # A2146316**



# $2,697,000

| | |
|---|---|
| **Division:** | Silvertip |
| **Type:** | Residential/Duplex |
| **Style:** | 2 and Half Storey, Side by Side |

| | | | |
|---|---|---|---|
| **Size:** | 2,608 sq.ft. | **Age:** | 2004 (20 yrs old) |
| **Beds:** | 4 | **Baths:** | 4 |

| | |
|---|---|
| **Garage:** | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro |
| **Lot Size:** | - |
| **Lot Feat:** | Back Yard, Front Yard, Many Trees, See Remarks |

| | | | | |
|---|---|---|---|---|
| **Heating:** | Central, Natural Gas | | **Water:** | - |
| **Floors:** | Ceramic Tile, Hardwood | | **Sewer:** | - |
| **Roof:** | Wood | | **Condo Fee:** | $ 70 |
| **Basement:** | Finished, Full, Walk-Out To Grade | | **LLD:** | - |
| **Exterior:** | Concrete, Stone, Wood Frame | | **Zoning:** | Res. Duplex |
| **Foundation:** | Poured Concrete | | **Utilities:** | - |

**Features:** Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Pantry, Skylight(s), Steam Room, Storage, Vaulted Ceiling(s)

**Inclusions:** 6 person Beachcomber Hot tub installed on back patio, Upgraded Hunter Douglas window coverings, some motorized, Reverse Osmosis water system, Built-in vacuum, Monitored alarm system, Ample garage storage systems (slat lock, cabinets overhead racking), LiftKing garage lift system (7, 500 lb capacity)

Panoramic views span the Three Sisters to Cascade mountain from your spectacular main living space. This timber framed luxury duplex w/over 3600 sq.ft of living space, perched on the mountainside in Silvertip, is a convenient 5 minutes to town. The kitchen is an entertainer's dream, equipped w/the highest-end appliances and is open to the light-filled dining gallery & grand living room w/vaulted ceilings, floor-to-ceiling wood burning fireplace wrapped in stone & a nano glass folding wall system which allows you to experience true indoor/outdoor living. Wake in your upper level master suite w/private patio & spa-like master bath feat; dual vanities, oversized shower, soaker tub, skylight & an additional walk in closet. Relax in your theater room w/gas fireplace & wetbar. This 4 bed/ 4 full bath retreat is spread through 3 levels to ensure privacy for all of your friends and family. Built with the highest quality of finishings & no expense spared.