

**860 Silvertip Heights
Canmore, Alberta**

MLS # A2144638



\$3,995,000

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

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