

**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		

<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.