



DON'T GAMBLE WITH YOUR HOME.
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**860 Silvertip Heights
 Canmore, Alberta**

MLS # A2144638



\$3,995,000

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		

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.