

4, 124 Silvertip Ridge  
Canmore, Alberta

MLS # A2209731



\$1,675,000

|           |                                                                   |        |                   |
|-----------|-------------------------------------------------------------------|--------|-------------------|
| Division: | Silvertip                                                         |        |                   |
| Type:     | Residential/Duplex                                                |        |                   |
| Style:    | 3 (or more) Storey, Attached-Side by Side                         |        |                   |
| Size:     | 1,950 sq.ft.                                                      | Age:   | 2001 (24 yrs old) |
| Beds:     | 4                                                                 | Baths: | 3                 |
| Garage:   | Double Garage Attached, Driveway, Front Drive, Garage Door Opener |        |                   |
| Lot Size: | 0.07 Acre                                                         |        |                   |
| Lot Feat: | Low Maintenance Landscape, Treed, Views                           |        |                   |

|             |                                                                                                                                                                                  |            |        |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | In Floor, Forced Air                                                                                                                                                             | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                   | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                                                  | Condo Fee: | \$ 910 |
| Basement:   | Finished, Full                                                                                                                                                                   | LLD:       | -      |
| Exterior:   | Concrete, Stone, Wood Siding                                                                                                                                                     | Zoning:    | r3     |
| Foundation: | Poured Concrete                                                                                                                                                                  | Utilities: | -      |
| Features:   | Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s) |            |        |
| Inclusions: | none                                                                                                                                                                             |            |        |

Prestigious Silvertip Living with Stunning South-Facing Views Nestled in the heart of the Silvertip community, this exceptional mountain retreat offers the perfect blend of luxury, comfort, and convenience. Located in a quiet neighborhood and adjacent to the Silvertip Golf Course, this home is a true sanctuary for those who appreciate both serenity and sophistication. Boasting over 2,500 square feet of beautifully designed living space, this home features 4 spacious bedrooms and 3 luxurious bathrooms, with each bedroom offering its own private bathroom—perfect for guests or family. The open concept floor plan seamlessly connects the living, dining, and kitchen areas, all while maximizing the breathtaking south-facing mountain views. Step out onto the large view deck, an ideal spot to unwind at the end of the day and soak in the stunning surroundings. The home also includes a flex room that functions as a 4th bedroom or second living room offering flexibility for entertaining, relaxation, or a cozy movie night. Additional features include in-slab heating, a heated double attached garage, and abundant storage throughout—ensuring comfort through every season. Whether you’re enjoying the natural beauty of Silvertip or relaxing indoors, this home provides the ultimate mountain lifestyle.