DANIEL CRAM

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3, 124 Silvertip Ridge
Canmore, Alberta

MLS # A2274617

$1,625,000

Division:	Silvertip		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,900 sq.ft.	**Age:**	2001 (24 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, P		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 910
Basement:	None	**LLD:**	-
Exterior:	Concrete, Other, Stone, Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	Res Multi
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Chandelier, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Furniture (Call Listing Agent)

Experience casual elegance in the highly desirable Silvertip neighborhood. This remarkable property offers over 2,500 square feet of living space, featuring 4 bedrooms, 3 bathrooms, and a versatile flex room. Ideal as a low-maintenance mountain getaway or a permanent home, it has been meticulously maintained with numerous updates and lightly used interiors, ensuring a seamless move-in experience. The open floor plan effortlessly integrates the dining, living, and gourmet kitchen areas, which are equipped with stainless steel appliances and modern conveniences. The primary suite on the top level serves as a tranquil retreat, complete with vaulted ceilings, a walk-in closet, and a luxurious bathroom featuring a Jacuzzi tub and steam shower. Additional highlights include separate bedroom and bath combinations on different levels for guest privacy, a south-facing second-level deck, and a custom bi-level Duradek back deck for outdoor enjoyment. The heated garage accommodates 2+ vehicles, with ample storage throughout the home. Don’t miss out on this incredible opportunity!

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