



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**628 Silvertip Road  
Canmore, Alberta**

**MLS # A2127780**



**\$3,999,000**

<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,418 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Aggregate, Double Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Triangular Lot, Irregular Lot, Landscaped, On Golf Course		

<b>Heating:</b>	Central, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 145
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone	<b>Zoning:</b>	12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	None		

One of the Highest Elevated Homes in Canmore! Perched in the heart of the prestigious Silvertip community, this remarkable 4 bed 4 bath home redefines contemporary mountain living. Boasting an expansive 13,119 SF Lot, this property is only 4 yrs old. Prepare to be captivated by the unparalleled panoramic views from literally every window from this 3,418 SF all above grade home. The stunning 3 Sisters becomes an integral part of your daily life, visible from your kitchen, great room, primary bed & SW deck. Prefer to look over the 13th Green and fairway of the golf course&hellip;it's visible from the kitchen, the primary bed, super sunny bfast nook, guest beds and the NE facing deck! Step inside, and you'll be greeted by an open plan that blends sophistication with the slightly more modern feel in the the Rockies including a European inspired kitchen w/ Wolf Induction, Steam and Wall Oven and Sub Zero fridge.