



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

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**443 Mountain Tranquility Place  
Canmore, Alberta**

**MLS # A2152091**

**\$5,271,000**



|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Silvertip                         |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 3 Storey                          |               |                   |
| <b>Size:</b>     | 3,889 sq.ft.                      | <b>Age:</b>   | 2025 (-1 yrs old) |
| <b>Beds:</b>     | 5                                 | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached, Oversized |               |                   |
| <b>Lot Size:</b> | 0.34 Acre                         |               |                   |
| <b>Lot Feat:</b> | Irregular Lot, Views              |               |                   |

|                    |                                   |                   |                    |
|--------------------|-----------------------------------|-------------------|--------------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas | <b>Water:</b>     | -                  |
| <b>Floors:</b>     | Hardwood, Tile                    | <b>Sewer:</b>     | -                  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -                  |
| <b>Basement:</b>   | Finished, Full                    | <b>LLD:</b>       | -                  |
| <b>Exterior:</b>   | Wood Frame                        | <b>Zoning:</b>    | R1 - single family |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -                  |

**Features:** Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** n/a

Welcome to unparalleled luxury and elite living at Mountain Tranquility Place, Silvertip Resort's premier new development. This executive home is a masterpiece of custom craftsmanship and modern design, offering the ultimate in comfort and sophistication. Over 5800 square feet of meticulously designed living space, this home features 5 generously sized bedrooms providing ample space for family and guests. Experience the warmth and elegance of the hand-crafted custom millwork throughout the home, complimented by the stunning time accents that blend seamlessly with the natural surroundings and glorious Mountain Views. Stay fit and healthy in your private gym and enjoy movie nights in the theatre room, host game nights in the spacious games room or relax and unwind in the multiple entertainment spaces designed for leisure and enjoyment. Convenience and accessibility are at the forefront with a built in elevator, ensuring easy movement between the home's multiple levels. . Bask in the beauty of your surroundings from the expansive wrap around deck, designed to capture breathtaking views from every angle. The 4 car garage will accomodate all of your vehicles and storage needs, offering both convenience and security. Please note all interior selections may be customized by the purchaser.