



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

**780-933-9938**  
 pelchatsold@gmail.com

**4, 136 Silvertip Ridge  
 Canmore, Alberta**

**MLS # A2155772**

**\$1,650,000**



<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	1,971 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	\$ 871
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** Hot tub

Privately nestled along the mountainside in Canmore's Silvertip Resort, this spacious half duplex offers an ideal low-maintenance mountain home. Exquisitely renovated, it seamlessly blends contemporary style with mountain elements, making it a perfect gathering place for family and friends. The upper-level primary bedroom boasts stunning vistas across the valley to Canmore's iconic peaks. This level also includes an additional bedroom and office space. For those who prefer single-level living, the main level features a bedroom with an adjacent full bathroom, which can be closed off from the main living space. Unwind in the private rear outdoor living area and relax in the hot tub. The lower level includes a family room and a fourth bedroom, providing ample space for guests and family. The oversized single-car garage offers plenty of space for your mountain toys. The managed condominium complex ensures peace of mind with exterior maintenance taken care of while you are away. This residential area is a blend of full and part-time residents, creating a quiet and relaxing atmosphere. Enjoy a short walk to the Silvertip Golf Course Clubhouse, which offers a variety of dining options and a market. Explore the nearby trails that lead down to Canmore, along the Montane bench, or up to the mountain peaks. With Canmore's amenities and restaurants easily accessible, enjoy the tranquility of the mountainside resort location along with the benefits of the town.