



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

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**137 Silvertip Ridge  
Canmore, Alberta**

**MLS # A2192481**



**\$5,750,000**

<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,166 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, On Golf Course, Treed, Views		

<b>Heating:</b>	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Steam Room, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Fully Furnished		

Experience this luxurious mountain home built by Grassi Developments located in Silvertip! Nestled in a private location on the Silvertip Golf Course, this four bedroom, four bathroom home boasts 4200 square feet of spectacular mountain views and generous indoor and outdoor living spaces offering lavish features throughout. The main level features a kitchen with large pantry and great room with a grand, stone fireplace, vaulted ceilings, and beam work as well as a master bedroom with en-suite and walk in closet, den/bedroom with walk in closet, full bath, and laundry room. The walkout basement offers a custom wine display and wet bar, recreation and living area with fireplace, fitness room, junior master with en-suite, an additional bedroom, full bathroom, and two storage areas. Features include Thermador appliances, open riser stairs, nine foot basement ceilings, Sonos sound system, Kohler steam shower, in floor heating in basement and garage, triple car garage, landscaping, and much more. Professional interior design services were provided to create a timeless, classic, luxurious, and mountain modern aesthetic. Fully furnished including patio furniture.