

## 129 Silvertip Ridge Canmore, Alberta

**MLS # A2233199**



# \$2,285,000

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Silvertip                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                               |               |                   |
| <b>Size:</b>     | 2,820 sq.ft.                                                            | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.21 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Low Maintenance Landscape, On Golf Course, Rectangular Lot, |               |                   |

|                    |                                                                                                                                                    |                   |    |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                            | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile                                                                                                                               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Wood                                                                                                                                               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                                                                                                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Siding                                                                                                                                        | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s) |                   |    |
| <b>Inclusions:</b> | None                                                                                                                                               |                   |    |

Wake up to one of the most breathtaking backdrops in the Canadian Rockies. Nestled along the coveted Silvertip Ridge, this rare offering backs directly onto the 8th hole of the world-renowned Silvertip Golf Course—an unmatched setting for your dream mountain retreat. What makes this property truly special is its open, gently sloping lot, offering expansive, unobstructed views of the surrounding peaks and fairways. With minimal tree cover at the rear, your future home here can fully capture the sweeping alpine vistas and all-day natural light. Located on one of Canmore's most prestigious and peaceful streets, opportunities like this are few and far between; this is the canvas for something extraordinary. Don't miss your chance to create something remarkable in the heart of Silvertip. Contact us today to explore the potential.