

## 109 Silvertip Ridge Canmore, Alberta

MLS # A2306202



# \$2,950,000

<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,833 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, On Golf Course		

**Heating:** In Floor, Fireplace(s), Forced Air

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub

**Inclusions:** Hot Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** 12

**Utilities:** -

Perched along the ridge in Silvertip and backing directly onto the golf course, this beautifully crafted single-family home offers timeless mountain charm, privacy, and breathtaking views of the Three Sisters. Spanning over 2,800 square feet, the home showcases classic Canmore character with exposed log beams, vaulted ceilings, and warm finishes that create an inviting alpine atmosphere. The main level is designed for convenient one-floor living, featuring a bright, open-concept layout with seamless access to a large south-facing deck perfect for soaking in the sun and surrounding mountain vistas. Both bedrooms on this level include private ensuites, offering comfort and flexibility for owners and guests alike. The lower level expands the living space with a generous recreation room that walks out to a private, treed backyard. Here, you'll find a peaceful setting complete with a patio, fire pit, and hot tub ideal for relaxing or entertaining year-round. Two additional bedrooms and a full bathroom complete this level, providing ample room for family and visitors. A double car garage and additional storage shed add practicality, while the home's location on the Silvertip ridge offers a rare combination of tranquility, views, and direct access to world-class golf and mountain trails. A true Canmore mountain home, rich in character and perfectly positioned in one of the area's most sought-after communities.