

**8, 136 stonecreek Road
Canmore, Alberta**

MLS # A2259580

\$1,699,000



| | | |
|------------------|--|-------------------------------|
| Division: | Silvertip | |
| Type: | Residential/Duplex | |
| Style: | 3 (or more) Storey, Attached-Side by Side | |
| Size: | 2,060 sq.ft. | Age: 1999 (27 yrs old) |
| Beds: | 4 | Baths: 2 full / 1 half |
| Garage: | Double Garage Attached | |
| Lot Size: | 0.10 Acre | |
| Lot Feat: | Close to Clubhouse, Cul-De-Sac, Gentle Sloping, Irregular Lot, Low Maintenance | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Boiler, In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 700 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | Z3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) | | |
| Inclusions: | Furniture | | |

OPEN HOUSE THIS FRIDAY OCTOBER 31ST 12-2PM and SUNDAY NOV 2nd 1-4PM - Experience mountain luxury in one of Canmore's most prestigious neighborhoods — Silvertip Resort. This 4-bedroom, 3-bathroom 2546 square foot duplex perfectly blends privacy, space, and breathtaking views, making it an exceptional choice as a full-time residence, second home, or a private retreat for friends and family. The home comes fully furnished with custom-made log furniture, enhancing its mountain charm. Should you prefer, the furnishings can be removed upon request, giving you the flexibility to create a space entirely your own. Tucked away backing onto the Silvertip Golf Course and surrounded by mature trees, this property offers a rare sense of seclusion. Inside, unobstructed south-facing views frame Canmore's most iconic peaks, while the cathedral ceilings in the main living area create a dramatic, light-filled atmosphere — the perfect setting for gathering with loved ones in front of the cozy fireplace. Every detail has been carefully considered, from the in-floor heating on all levels for year-round comfort, to the spacious gear room designed to keep all your mountain toys organized. The oversized double garage with an 8-ft. door provides ample space for SUVs and adventure equipment. With four well-appointed bedrooms, there's plenty of room to host family and guests in comfort and style. Whether you're savoring quiet mornings on the deck, enjoying après-ski evenings by the fire, or playing a round of golf just steps from your door, this home offers a lifestyle that is uniquely Canmore — a perfect balance of luxury, recreation, and natural beauty.