

**4, 124 Silvertip Ridge  
Canmore, Alberta**

**MLS # A2272116**

**\$1,540,000**



<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	5 Level Split, Attached-Side by Side		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 910
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Jetted Tub, See Remarks		
<b>Inclusions:</b>	n/a		

Set in the heart of the Silvertip community, this beautifully crafted mountain home delivers a rare combination of luxury, comfort, and effortless access to the area's amenities. Just steps from the Silvertip Golf Course, it offers an ideal base for enjoying everything this sought-after neighbourhood has to offer. With more than 2,500 sq ft of well-designed living space, the home includes four spacious bedrooms and three full bathrooms—an excellent feature for hosting family or guests. The main level embraces an open layout where the kitchen, dining, and living areas come together seamlessly, all framed by impressive south-facing mountain views. A generous view deck extends the space outdoors, creating a perfect setting for evening relaxation or casual gatherings. A flexible bonus room functions as a fourth bedroom or a comfortable secondary living area, providing options to suit a variety of lifestyles and needs.