

**600 Silvertip Road  
Canmore, Alberta**

**MLS # A2125950**



**\$3,999,000**

<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	4,457 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Irregular Lot, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 145
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Steam Room, Vaulted Ceiling(s)		
<b>Inclusions:</b>	None		

Executive Timber Frame Custom Home! Stunning Timberframe MTN Retreat, backing onto Silvertip golf course, w/ 4400 SF+ of luxury at its finest. Design by Russell & Russell, w/ walls of glass that perfectly capture the expansive views and flood the home with light, effortlessly bringing in the outdoors. Massive wrap around deck off the Great Room & Primary bed, complete with FP, BBQ & outdoor speakers, is great for entertaining. Gorgeous Chefs kitchen with Miele & Subzero and DBL islands, w/ bar/buffet island for gathering with family. Front door leads to the picturesque family rm where you can watch the deer & elk stroll by. Relax after a hike/ski w/2 more spa like suited beds on this level. Loft completes the MTN experience w/ great views & a flex space for yoga/library, + a suited bed. Amazing floating staircase, elevator to all floors , limestone floors, 5 FP's w/3 Rumford high efficiency, 8 ft Oak Doors, Dornbracht plumbing, Lutron, extensive glass & masonry. Hamill Creek Timberframe.