

## 145 Silvertip Ridge Canmore, Alberta

MLS # A2188459



# \$8,717,800

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Silvertip  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 3,070 sq.ft.   | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 2 half   |
| <b>Garage:</b>   | Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached        |               |                   |
| <b>Lot Size:</b> | 0.27 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Close to Clubhouse, Few Trees, Irregular Lot |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Heat Pump   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Stone, Tile   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Cedar Shake   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Other, Post & Beam, Stone   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna |                   |    |
| <b>Inclusions:</b> | n/a   |                   |    |

Located on the 17th fairway of the Silvertip Golf Course this four-bedroom, four-bathroom award-winning architectural Timber Frame masterpiece is a home like no other in Canmore. Designed and built by Alasdair Russell of Russell and Russell Design and Mitchell Master Homes this home features over 4850 square feet of living space accented by incredible acid-washed douglas fir timber framing from the world-renowned Spear Head Timber Works in Nelson, BC, and one-of-a-kind custom finishings, including 11 different types of wood sourced from all over the world. The hidden details and qualities in this home are as numerous and stunning as the home itself with features such as in-floor heating on every level, full air conditioning in the home, HEPA and smoke filtration system, and sound insulation in the walls between all interior rooms. The attention to detail coupled with the 180-degree mountain views from Three Sisters to Rundle and the 685 square foot triple car garage in this world-class home is second to none and is sure to appeal to the most discerning of buyers. For all the detailed information click the brochure link.