

**48 Silvertip Drive**  
**Rural Foothills County, Alberta**

**MLS # A2300059**



**\$1,250,000**

<b>Division:</b>	Silver Tip Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,748 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized, Parking Pad,		
<b>Lot Size:</b>	1.01 Acres		
<b>Lot Feat:</b>	Back Yard, Conservation, Front Yard, Landscaped, Lawn, Many Trees, No Ba		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Engineered Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	Full	<b>LLD:</b>	18-20-28-W4
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** garage fridge, hot tub, storage shed, pool table and accessories,

Welcome to 48 Silvertip Drive. This immaculately maintained home is loaded with features!! Perfectly settled on a fully landscaped lot you will notice the attention to detail while driving up the paved driveway. The romantic covered front porch is the perfect place to watch the sunrise with a warm cup of coffee. Inside, the vast entryway, vaulted ceilings, and main living space will greet you with an abundance of natural light. Gleaming hardwood floors lead you through to the entertainers dream of a home. The open floorplan allows for all of your friends and family to be comfortable in one living space. The kitchen is graced with stainless steel appliances, quartz counters, loads of cupboards and storage, a corner pantry, and enough counter space that will make any chef happy! Snuggle into the family room around the gas fireplace for family time, or have the whole family over for Sunday dinner in the huge dining space. The primary bedroom is a retreat in itself, boasting a large walk-in closet, and a beautiful spa like ensuite. Step out to the screen covered deck and enjoy the evening watching the sun set in the expansive Alberta skies. The fully finished lower level gives another 1459 sq feet of additional living space. Enjoy the natural light of the walkout entrance and huge windows. Complete with in-floor heat, wet bar, gym space, pool table area, large comfy living room, and 2 bright and sunny bedrooms - there's really nothing else you will need in a home. The oversized (35 x 24) heated garage can accommodate your cars, trucks, toys, bikes, workbenches, tools, and more! 1.01 acres of landscaped and irrigated land provides all the room for the kids, pets, gardening, and pure joy! This estate neighborhood is sure to please, easy highway access, minutes to town, schools, shopping, but with the quiet pace of rural living. RV parking, trees, over 3000 sq feet of interior living

space- the list of reasons to love this home is endless. Make sure to book your appt to view !