

**3, 137 Stone Creek Road
 Canmore, Alberta**

MLS # A2086798



\$1,499,999

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|------------------|---------------------------|---------------|-------------------|
| Division: | Silvertip | | |
| Type: | Residential/Triplex | | |
| Style: | 2 Storey | | |
| Size: | 1,366 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Few Trees, Gentle Sloping | | |

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|--------------------|--|-------------------|-------------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Pine Shake | Condo Fee: | \$ 725 |
| Basement: | Separate/Exterior Entry, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar | | |

Inclusions: NA

Elegant, Silvertip Townhome with Stunning Views Welcome to this sophisticated townhome nestled in the prestigious community of Silvertip. Boasting 3 bedrooms, 3 bathrooms, and over 2,200 sq ft of thoughtfully designed living space, this home combines modern luxury with cozy mountain charm. The entryway is warm and inviting, featuring custom-built-ins and stylish herringbone tile flooring. The main level impresses with vaulted ceilings, abundant natural light, and rich hardwood floors, creating a bright and airy ambiance throughout. The open-concept kitchen is perfect for entertaining, complete with high-end finishes. Also on the main level is a 3-piece bath, spacious bedroom and deck access. Upstairs, you will find the master bedroom retreat complete with walk-in closet, 5-piece en-suite and a private deck with stunning mountain views. Downstairs, the fully developed walkout basement offers a spacious family room, wet bar, wine fridge, home office space, 5 piece bathroom, bedroom, laundry, additional storage as well as access to another deck and stone patio — ideal for hosting guests or creating your personal haven. Enjoy in-floor heating, two fireplaces, three private decks and a stone patio that showcase breathtaking mountain views. After a day of adventure, unwind in the 2 luxurious soaker tubs and store your gear with ease in the oversized single garage, outdoor under-deck storage shed, or under-stair storage. This elegant townhome delivers a rare combination of refined living, functional space, and unparalleled natural surroundings. Don't miss the opportunity to call this mountain sanctuary home!