

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

**MLS # A2169126**



**\$1,699,900**

<b>Division:</b>	Silver Tip Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,419 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Asphalt, Driveway, Garage Faces Side, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	3.51 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Landscaped, Many		

<b>Heating:</b>	In Floor, Geothermal	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	18-20-28-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Garage door opener (3), garage door remote (3), washer (2), dryer (2), play structure, media equipment as is, basement gas stove, bar dishwasher as is.

A gorgeous sprawling bungalow on one of the most beautiful, landscaped lots you will have the pleasure to view. Cleverly created to work for the empty nester with everything nicely located on the main floor. Yet it is also perfect for a large family with 3 bedrooms on the main floor & 3 bedrooms in the basement. As you drive into this community you will immediately know you have found a special place. Follow the tree-lined, paved driveway to your private oasis. The interior & the exterior of the home have just been painted. As you enter you will appreciate the grand foyer. The living room has big south facing windows to take advantage of the views of your land. The fireplace is perfectly positioned to be a focal point but does not take away from the view. If you love to cook & you love to entertain, make your way into the stunning kitchen. High end appliances will be a dream come true for the chef in the family. The 6 burner Wolfe gas stove also features a grill & double ovens. The huge island is the perfect place for the family to hang out while you create your masterpiece. Of course, you need a large dining room & this one will not disappoint. It is perfectly placed to take advantage of the best views of your property. Another quaint feature is the sitting room. Everyone always wants to be in the kitchen & this room gives you tons of extra space. Head to the east wing & notice the front office with a built-in desk & a wall of custom crafted shelving. This would be the perfect place to work from home or an amazing internet cafe for the kids. Walk through the double doors & take a minute to take in all that the primary retreat has to offer. Morning coffee in the turret, a relaxing sleep in your king size bed & of course a soak in the deep tub with a lit candle. Closet space will never be a problem, this large closet features built-ins & there is plenty of space for all your clothes & shoes. In the west

wing there are 2 more generous sized bedrooms & another pretty bathroom with double sinks. The massive mudroom has hooks & built-in bench & the first of 2 laundry areas. If you still need more room the walk-out basement is every bit as spectacular as the main level. The games room features a large bar & fireplace. There are more floor to ceiling windows down here, making it not feel like a basement at all. The media area is a great place to curl up on a Friday night & the wine room is a bonus feature. There are 3 more bedrooms down here. One has its own ensuite & the other 2 share a bathroom. If you want to know how well a home is built just look in the utility room. This remarkable geothermal system is sure to impress. If a garage is an important item on your list, you have come to the right place. Soaring ceilings & both in-floor heat & a forced air furnace for the really cold days will make it comfortable here for you to work all year long. Ensure you leave enough time to truly enjoy the property, its mature landscaping, deck with fireplace & the river views.