

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

**MLS # A2185379**



**\$1,600,000**

<b>Division:</b>	Silver Tip Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Drive Through, Driveway, Heated Garage, Insulated, Oversized, Paved, Quad		
<b>Lot Size:</b>	3.51 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, No N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	Crawl Space, None	<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:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** All Shop & Garage Heaters, Garage Door Opener(s), Outdoor Kitchen & Pergola with BBQ & Bar Fridge, Playground, 1x Natural Gas Fire Table (Outdoor Living Space), 1x Propane Fire Pit (Patio), 1x Natural Gas Fire Pit (Patio), Security System, Jacuzzi Hot Tub

**BUNGALOW | 2,224 SQFT | 3.5 ACRES | TRIPLE ATTACHED HEATED GARAGE | HEATED DETACHED 1,500 SQFT OVERSIZED SHOP**  
Welcome to this stunning property on a private 3.5 acre lot with an abundance of trees in the community of Silver Tip Ranch. This property must be seen in person to truly appreciate its beauty and everything it has to offer. As you enter the property, you will notice the well manicured yard, mature trees providing a natural wind shield and the true privacy around you. The paved driveway with roundabout provides easy access for trailers or large vehicles and brings you to your triple attached heated garage with epoxy flooring and custom built-in storage cabinets. Additionally, this home features a 1,500 sqft detached heated shop with epoxy flooring and built in year round gym with rubber flooring and a natural gas fireplace to enjoy hot yoga. The bungalow features gemstone lighting on the exterior and large windows throughout the home providing exceptional natural lighting year-round. You will enjoy the open-concept living area with hardwood floors, vaulted ceilings, and plenty of room to entertain. The open kitchen, dining and family room feature a granite island with seating, spacious dining space opening onto the back patio and a large living room with a feature stone gas fireplace. Adjacent, a small office with a wine bar is a perfect alcove to get some work done. The master bedroom is a haven for relaxation with his and hers walk-in closets, and a luxurious 5-piece ensuite with heated floors, large soaker tub, dual vanity and spacious walk-in shower with bench. Two additional spacious bedrooms with closets, 4-piece bathroom, laundry room and front living room complete the home. Out the back of the home, you will be impressed with the large backyard stamped concrete patio complete with

an outdoor kitchen with pergola, seating areas and an in-set 4-season seating area with radiant heating, power retractable screen, and natural gas fire table. Enjoy the brand new 6 seater Jacuzzi just steps from your home. As you continue to the backside of the acreage, you will discover the quaint cabin with its own firepit with views over the valley and Highwood River just below. The property also includes a 12-zone irrigation system throughout the entire grounds, a playground close to the house for smaller children, a zipline through the trees, a large open lawn to play games and has access to the river below for swimming. With its own trailer access/parking from the rear of the property, you have room to store all of your vehicles. Don't miss out on this fabulous property today where you can enjoy natural wildlife visitors including deer and moose and eat from apple and pear trees in your own yard.&nbsp;