



GRASSROOTS
REALTY GROUP

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**100 Stone Creek Place
Canmore, Alberta**

MLS # A2209891



\$1,688,000

Division:	Silvertip		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,459 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: Public

Floors: Concrete, Hardwood, Slate, Tile

Sewer: Public Sewer

Roof: Rubber, Tile

Condo Fee: -

Basement: Finished, Full, Walk-Up To Grade

LLD: -

Exterior: Shingle Siding, Stone, Wood Frame, Wood Siding

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Located in exclusive Silvertip resort, backing onto the renowned golf course of the same name, sits this beautiful, well-appointed freehold half duplex. The Great Room, with stone fireplace features a dramatic wall of windows taking in the stunning views of Canmore's iconic Three Sisters & Rundle Range. The ample, south facing deck shares the same panoramic vista enjoyed indoors. A custom kitchen adjoins to a formal dining area, perfect for family gatherings. One level living is achieved through the main floor master bedroom, with ensuite bath & walk-in closet. Accessible from the eating nook, the rear deck overlooks the lush green of the golf course. Downstairs, finds a cozy family room, two additional bedrooms with 9 ft ceilings, a full bathroom & laundry room. Featuring in-slab heat, GEM Euroshake roof with 50-year warranty & attached double garage for all your toys, this home is ready for a lifetime of enjoyment.