

\$1,600,000 - 4 Silvertip Drive, Rural Foothills County

MLS® #A2185379

\$1,600,000

3 Bedroom, 2.00 Bathroom, 2,224 sqft

Residential on 3.51 Acres

Silver Tip Ranch, Rural Foothills County,
Alberta

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. The home was also recently painted throughout with new carpet and new flooring in the office. 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.

Built in 2001

Essential Information

MLS® #	A2185379
Price	\$1,600,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	2,224
Acres	3.51
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	4 Silvertip Drive
Subdivision	Silver Tip Ranch
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1Z1

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	12
Parking	Driveway, Oversized, RV Access/Parking, Drive Through, Heated Garage, Insulated, Paved, Quad or More Detached, See Remarks, Triple Garage Attached
# of Garages	3
Waterfront	River Access

Interior

Interior 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, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Sump Pump(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator, Gas Stove, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	None, Crawl Space

Exterior

Exterior Features	BBQ gas line, Fire Pit, Built-in Barbecue, Lighting, Misting System, Outdoor Kitchen, Playground
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, No Neighbours Behind, Yard Lights, Backs on to Park/Green Space, Secluded, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2025
Days on Market	90
Zoning	CR

Listing Details

Listing Office	RE/MAX First
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