

\$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, Heated Garage, Oversized, Paved, Quad or More Detached, RV Access/Parking, Drive Through, Insulated, See Remarks, Triple Garage Attached
# of Garages	3
Waterfront	River Access

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum, Granite Counters, Soaking Tub, Sump Pump(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge, Garburator, 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	Playground, Built-in Barbecue, BBQ gas line, Fire Pit, Lighting, Misting System, Outdoor Kitchen
Lot Description	Back Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Secluded, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 6th, 2025
Days on Market	88
Zoning	CR

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.