



# 4 Silvertip Drive Rural Foothills County Alberta

\$1,699,000

**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-seas...

Foyer 11.25 Ft x 6.83 Ft  
 Living room 12.00 Ft x 13.08 Ft  
 Dining room 10.17 Ft x 13.17 Ft  
 Kitchen 12.58 Ft x 13.17 Ft  
 Family room 22.17 Ft x 11.92 Ft  
 Office 8.58 Ft x 13.58 Ft

5pc Bathroom 11.75 Ft x 15.33 Ft  
 Other 8.50 Ft x 5.50 Ft  
 Bedroom 15.42 Ft x 11.00 Ft  
 Bedroom 11.75 Ft x 12.00 Ft  
 4pc Bathroom 5.42 Ft x 9.58 Ft  
 Other 11.75 Ft x 7.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Primary Bedroom 18.92 Ft x 11.92 Ft

Furnace 6.00 Ft x 6.00 Ft