



## 319 Silver Tip Close Canmore Alberta

\$1,225,000

This charming 4-bedroom, 2-bathroom bi-level split home offers a blend of comfort and practicality. A long driveway provides ample space for RV parking, while the oversized heated 1-car garage and additional parking pad meet all your parking needs. Step inside to a cozy living room with a wood-burning fireplace, and enjoy the warmth of wood laminate flooring on the main level. The fully finished basement features a large recreation room, perfect for family gatherings or entertainment. Outside, discover a backyard oasis with stunning mountain views, ideal for relaxation or entertaining. The fenced backyard offers privacy which is perfect for gatherings, kids and pets. Located close to a school and playground, this home is ideal for families. Experience the best of both worlds with this inviting home in a serene mountain setting. (id:6769)

3pc Bathroom 8.08 Ft x 5.25 Ft

Bedroom 13.25 Ft x 14.58 Ft

Recreational, Games room 24.92 Ft x 14.08 Ft

Storage 11.33 Ft x 7.25 Ft

Furnace 7.58 Ft x 12.75 Ft

4pc Bathroom 10.33 Ft x 7.25 Ft

Bedroom 10.25 Ft x 8.25 Ft

Bedroom 14.00 Ft x 8.33 Ft

Dining room 10.75 Ft x 8.58 Ft

Kitchen 10.25 Ft x 9.17 Ft

Living room 15.58 Ft x 17.83 Ft

Primary Bedroom 10.33 Ft x 13.17 Ft

Listing Presented By:

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