



# 9 Silvertip Drive Rural Foothills County Alberta

\$1,699,900

A gorgeous sprawling bungalow on one of the most beautiful, landscaped lots you will have the pleasure to view. Cleverly created to work for the empty nester with everything nicely located on the main floor. Yet it is also perfect for a large family with 3 bedrooms on the main floor & 3 bedrooms in the basement. As you drive into this community you will immediately know you have found a special place. Follow the tree-lined, paved driveway to your private oasis. The interior & the exterior of the home have just been painted. As you enter you will appreciate the grand foyer. The living room has big south facing windows to take advantage of the views of your land. The fireplace is perfectly positioned to be a focal point but does not take away from the view. If you love to cook & you love to entertain, make your way into the stunning kitchen. High end appliances will be a dream come true for the chef in the family. The 6 burner Wolfe gas stove also features a grill & double ovens. The huge island is the perfect place for the family to hang out while you create your masterpiece. Of course, you need a large dining room & this one will not disappoint. It is perfectly placed to take advantage of the best views of your property. Another quaint feature is the sitting room. Everyone always wants to be in the kitchen & this room gives you tons of extra space. Head to the east wing & notice the front office with a built-in desk & a wall of custom crafted shelving. This would be the perfect place to work from home or an amazing internet cafe for the kids. Walk through the double doors & take a minute to take in all that the primary retreat has to offer. Morning coffee in the turret, a relaxing sleep in your king size bed & of course a soak in the deep tub with a lit candle. Closet space will never be a problem, this large closet features built-ins & there is plenty of space fo...

Media 22.67 Ft x 23.67 Ft

Recreational, Games room 12.17 Ft x 19.33 Ft

Recreational, Games room 14.25 Ft x 31.83 Ft

Wine Cellar 12.00 Ft x 16.33 Ft

Other 11.67 Ft x 12.58 Ft

Other 9.08 Ft x 11.67 Ft

Bedroom 12.42 Ft x 15.75 Ft

4pc Bathroom 5.00 Ft x 8.25 Ft

Laundry room 5.83 Ft x 13.33 Ft

Furnace 6.00 Ft x 19.58 Ft

Other 9.42 Ft x 11.50 Ft

Living room 22.33 Ft x 25.42 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.kimvink.com/>

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Other 11.25 Ft x 13.33 Ft

Bedroom 11.83 Ft x 15.33 Ft

Bedroom 10.83 Ft x 11.83 Ft

5pc Bathroom 7.17 Ft x 15.33 Ft

Breakfast 14.75 Ft x 19.00 Ft

Kitchen 14.00 Ft x 20.00 Ft

Dining room 15.00 Ft x 16.00 Ft