

# \$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	89
Zoning	CR

## Listing Details

Listing Office	RE/MAX First
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