

1, 125 Stonecreek Road  
Canmore, Alberta

MLS # A2272570



**\$1,589,000**

<b>Division:</b>	Silvertip		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, Sloped Down		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 910
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** na

A beautifully designed mountain-style townhome, with 2,731 sq ft of living space (4 bedrooms & 3 bathrooms) in Silvertip Golf Resort. This quality Kidner built home is set on a peaceful dead-end cul-de-sac which provides a true sense of escape & tranquility. Carefully maintained and finished with a touch of flair (Love the stylish red oven!) The great room features soaring vaulted ceilings highlighting the South facing mountain views, pairs nicely with the treed privacy. Ideal as a year round home it features two cozy Rundle stone fireplaces, as well as comfort inspiring air-conditioned to combat the summer heat. In 2022 the charming kitchen received a new stove & dishwasher, along with a new furnace and AC that year too. The perfect maintenance free home, complete with a spacious double garage & driveway to accommodate vehicles and all your outdoor gear. With 4 bedrooms and 3 full bathrooms, this home has room for family, guests, and a dedicated work from home space. The expansive lower-level family room with its high ceilings, cozy in-floor heat, and walkout patio access adds even more flexible living space. Steps from the trail network and tucked away from the busy downtown core, this townhome makes it easy to enjoy the quiet side of mountain living in Canmore.