JOSH DESGAGNE REAL ESTATE

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8, 136 stonecreek Road
Canmore, Alberta

MLS # A2259580

$1,699,000

Division:	Silvertip		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,060 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Gentle Sloping, Irregular Lot, Low Maintena		

Heating:	Boiler, In Floor, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 700
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	Z3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: Furniture

OPEN HOUSE THIS FRIDAY OCTOBER 31ST 12-2PM and SUNDAY NOV 2nd 1-4PM - Experience mountain luxury in one of Canmore’s most prestigious neighborhoods — Silvertip Resort. This 4-bedroom, 3-bathroom 2546 square foot duplex perfectly blends privacy, space, and breathtaking views, making it an exceptional choice as a full-time residence, second home, or a private retreat for friends and family. The home comes fully furnished with custom-made log furniture, enhancing its mountain charm. Should you prefer, the furnishings can be removed upon request, giving you the flexibility to create a space entirely your own. Tucked away backing onto the Silvertip Golf Course and surrounded by mature trees, this property offers a rare sense of seclusion. Inside, unobstructed south-facing views frame Canmore’s most iconic peaks, while the cathedral ceilings in the main living area create a dramatic, light-filled atmosphere — the perfect setting for gathering with loved ones in front of the cozy fireplace. Every detail has been carefully considered, from the in-floor heating on all levels for year-round comfort, to the spacious gear room designed to keep all your mountain toys organized. The oversized double garage with an 8-ft. door provides ample space for SUVs and adventure equipment. With four well-appointed bedrooms, there’s plenty of room to host family and guests in comfort and style. Whether you’re savoring quiet mornings on the deck, enjoying après-ski evenings by the fire, or playing a round of golf just steps from your door, this home offers a lifestyle that is uniquely Canmore — a perfect balance of luxury, recreation, and natural beauty

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