

# \$1,260,000 - 107, 140 Stonecreek Road, Canmore

MLS® #A2197161

**\$1,260,000**

2 Bedroom, 2.00 Bathroom, 1,590 sqft

Residential on 0.00 Acres

Silvertip, Canmore, Alberta

Perched on the mountainside in Silvertip, this exquisite single-level residence offers an unparalleled lock-and-leave lifestyle with breathtaking southerly views. Positioned in The Pinnacle at Silvertip—one of Canmore's premier concrete-constructed residences—this exclusive retreat provides privacy, security, and effortless luxury. With windows on three sides, natural light floods the open-concept living space, showcasing panoramic vistas from the Three Sisters to the Rundle Range. The expansive covered deck invites you to unwind amidst the serene mountain backdrop, creating an effortless extension of your living space. Designed for both comfort and sophistication, this residence features two spacious bedrooms and a versatile den—ideal for a home office or guest space. The primary suite is a true sanctuary, with a spa-inspired ensuite featuring a deep soaking tub and a generous walk-in closet, all framed by iconic mountain views. Guests will appreciate the well-appointed second bathroom, complete with a steam shower for ultimate relaxation. Two underground parking stalls, separate storage, and the solid concrete construction ensure both convenience and peace of mind. Steps from world-class golf and Silvertip's renowned clubhouse, you'll also have access to an extensive trail network, seamlessly blending nature with luxury. Just minutes from Canmore's vibrant dining and shopping scene, this refined mountain



escape is perfectly suited for those who seek adventure without compromising on comfort.

Built in 2004

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2197161      |
| Price          | \$1,260,000   |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,590         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 107, 140 Stonecreek Road |
| Subdivision | Silvertip                |
| City        | Canmore                  |
| County      | Bighorn No. 8, M.D. of   |
| Province    | Alberta                  |
| Postal Code | T1W 3J3                  |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Elevator(s), Parking, Storage |
| Parking Spaces | 2                             |
| Parking        | Titled, Underground           |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Stove(s)  |
| Heating           | Baseboard, Radiant   |
| Cooling           | None   |
| Fireplace         | Yes  |

|                 |                                 |
|-----------------|---------------------------------|
| # of Fireplaces | 1                               |
| Fireplaces      | Gas, Living Room, Mantle, Stone |
| # of Stories    | 4                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Concrete, Stone |
| Foundation        | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 110                 |
| Zoning         | R3                  |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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