

\$829,000 - 52 Silvertip Drive, Rural Foothills County

MLS® #A2077536

\$829,000

5 Bedroom, 4.00 Bathroom, 1,900 sqft

Residential on 1.01 Acres

Silver Tip Ranch, Rural Foothills County, Alberta

Welcome to Silvertip Ranch! Nestled in the heart of tranquility, this charming 5 bedroom + den Bungalow boasts 3540 square feet of living space and offers the epitome of country living with a modern twist. Located on a sprawling one acre lot that looks west to mountain views, this home provides you with ample space for all your dreams and desires only 5 minutes to Okotoks. As you step inside, you'll immediately notice the generous and bright open spaces that welcome you. Natural light pours in, enhancing the inviting atmosphere throughout the main floor and highlighting a central turned staircase and newly sanded and re-stained hardwood floors. The kitchen boasts a large island, updated sink, countertops, backsplash and an added built-in wall oven (in addition to the standard gas range) so you can get those large meals cooked faster for your dinner guests. Three bedrooms up and main floor laundry round out this level. The Primary Bedroom has a 4 piece ensuite with soaker tub and separate shower plus a walk in closet. Downstairs, there's plenty of room for your growing family with two more bedrooms, two flex rooms, a den (currently used as a gym) plus a large rec room with a second gas fireplace. The oversized double garage has a great workspace area, plus there is a 10 x 15 shed out back for your toys (the large snowblower and John Deere tractor are also included!) A large side concrete pad is perfect for your RV.



Front and rear patios allow for further outdoor enjoyment. This a bare land condo acreage community so you get the best of both worlds! Water is supplied municipally from High River and includes partial irrigation, so you'll never have to think about well maintenance again. Bare land condo means that common areas are maintained, including snow plowing of the main street and garbage pick up! A private path for Silvertip residents goes to the river for your enjoyment! Pick the Saskatoon berries or chokecherry berries down there or just enjoy a quiet picnic. Plus benefit from the community feel with a twice-a-year BBQ gatherings in the quaint treed park area! What other acreage can offer all this!? Come see what Silvertip Ranch has to offer!

Built in 2003

Essential Information

MLS® #	A2077536
Price	\$829,000
Sold Price	\$817,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,900
Acres	1.01
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	52 Silvertip Drive
Subdivision	Silver Tip Ranch
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T1V 1Z2

Amenities

Amenities	Other
Parking Spaces	12
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Garden, Level, Paved, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 31st, 2023
Date Sold	November 14th, 2023
Days on Market	75
Zoning	CR
HOA Fees	450.00
HOA Fees Freq.	ANN

Listing Details

Listing Office RE/MAX COMPLETE REALTY

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