

\$975,000 - 34 Silvertip Gate, Rural Foothills County

MLS® #A2090623

\$975,000

5 Bedroom, 3.00 Bathroom, 2,000 sqft
Residential on 1.01 Acres

Silver Tip Ranch, Rural Foothills County,
Alberta

Beautiful 1 acre property on municipal water located 15 min South of Calgary or 5 mins East of Okotoks ! 34 Silvertip Gate showcases a very well kept residence offering 3689 sq. ft. of living space featuring 5 bedrooms, 3-bathrooms backing onto green space. Pride of ownership flows through the home and yard seamlessly. The home features flawless hardwood flooring, lots of oversized windows, oak kitchen with island, s/s glass top stove and refrigerator, dining area with access to east facing deck with view of the green space, and closed in storage space under the deck ! Spacious living room offers a gas fireplace and view of the Mountains, a SW facing bright flex room for office or study. Primary bedroom offers access to the deck, a walk-in closet, and 5-piece ensuite, two more bedrooms, and oversized laundry room completes the main level. A fully finished bright lower level with full kitchen, family room with another gas fireplace, large hobby room with sink, plus two more bedrooms. Some Highlights for anyone's check list is a paved driveway, aggregated sidewalks, two furnaces, air conditioning, double 23' x 25' with 13' ceilings attached heated garage with an additional area for work benches and additional storage! Big Bonus! your very own detached 26' x 38' shop with skylights, heated, power and overhead door to park all your toys! The elegant design



combined with the many features throughout, makes this one a place youâ€™ll want to call home.

Built in 2003

Essential Information

MLS® #	A2090623
Price	\$975,000
Sold Price	\$942,500
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,000
Acres	1.01
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Sold

Community Information

Address	34 Silvertip Gate
Subdivision	Silver Tip Ranch
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1Z2

Amenities

Amenities	None
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, 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	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Landscaped, Level, Paved, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 10th, 2023
Date Sold	March 8th, 2024
Days on Market	119
Zoning	CR
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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