

# \$5,433,750 - 432 Mountain Tranquility Place, Canmore

MLS® #A2151946

**\$5,433,750**

5 Bedroom, 4.00 Bathroom, 4,342 sqft

Residential on 0.34 Acres

Silvertip, Canmore, Alberta

Step into luxurious living with this exceptional estate home, perfectly positioned on the renowned Silvertip Golf Course. Spanning nearly 4400sf, this exquisite residence features 5 spacious bedrooms and countless premium amenities designed to elevate your lifestyle. The home welcomes you with a grand foyer that seamlessly flows into the mudroom where you'll find built-ins, bench seating, and custom cabinetry while the triple car garage offers plenty of space for vehicles and gear. On this first floor, you'll find a well-appointed home gym with glass enclosure and two of the five bedrooms offering comfort and versatility. The large rec room, complete with a wet bar and second gas fireplace is perfect for entertaining or unwinding after a day on the course. An elevator provides convenient access to all three floors, ensuring every level can be easily navigated. The heart of this home is undoubtedly the kitchen. Adorned with massive vaulted ceilings and nearly 360-degree windows capturing stunning views of Canmore's most famous mountain ranges. Equipped with a built-in fridge, a generous butler's pantry, large quartz island, 6 burner gas fireplace, and opulent wine cellar. Centered around a show-stopping stone-facing gas fireplace, the living room opens to a generous wrap around deck with unparalleled views and all day sun. Past the dining room and down the hall, you'll find the primary suite including an 11x17 walk-in closet and dreamy ensuite with double



vanities and water closet, and a private balcony. Heading upstairs, you're greeted by an open air loft, 2 additional bedrooms and a Jack and Jill bathroom, providing both privacy and comfort for family members or guests. Blending luxury, comfort, and nature in a pristine golf course setting, experience the pinnacle of mountain living in this premier home built by one of Canmore's most notable builders, Distinctive Homes. \*all interior selections can be chosen and customized by the buyers\*

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2151946    |
| Price          | \$5,433,750 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,342       |
| Acres          | 0.34        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 432 Mountain Tranquility Place |
| Subdivision | Silvertip                      |
| City        | Canmore                        |
| County      | Bighorn No. 8, M.D. of         |
| Province    | Alberta                        |
| Postal Code | x0x0x0                         |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Attached, Single Garage Attached |
| # of Garages | 3                                              |

## Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Beamed Ceilings, Built-in Features, Closet Organizers, Natural Woodwork, Pantry, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Bar Fridge, Built-In Refrigerator, Freezer, Garburator, Gas Range, Washer/Dryer                                                                        |
| Heating           | Forced Air, In Floor, Natural Gas                                                                                                                                                         |
| Cooling           | None, Other                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Recreation Room, Stone                                                                                                                                                  |
| Basement          | None                                                                                                                                                                                      |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting                                     |
| Lot Description   | No Neighbours Behind, Views, On Golf Course, Irregular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame                                                 |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | July 23rd, 2024    |
| Days on Market | 279                |
| Zoning         | R1 - single family |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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