



829 Silvertip Heights

The Build

A CUSTOM DESIGNED LUXURY ESTATE

- New construction recreational property
- 2 master bedrooms | 5 bedrooms total | 4 full baths
- Well equipped guest quarters
- Oversized garage & front drive
- 3 tiered walk out with breathtaking views
- 5314 sqft of living space
- Beautiful mountainside lot



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The Build

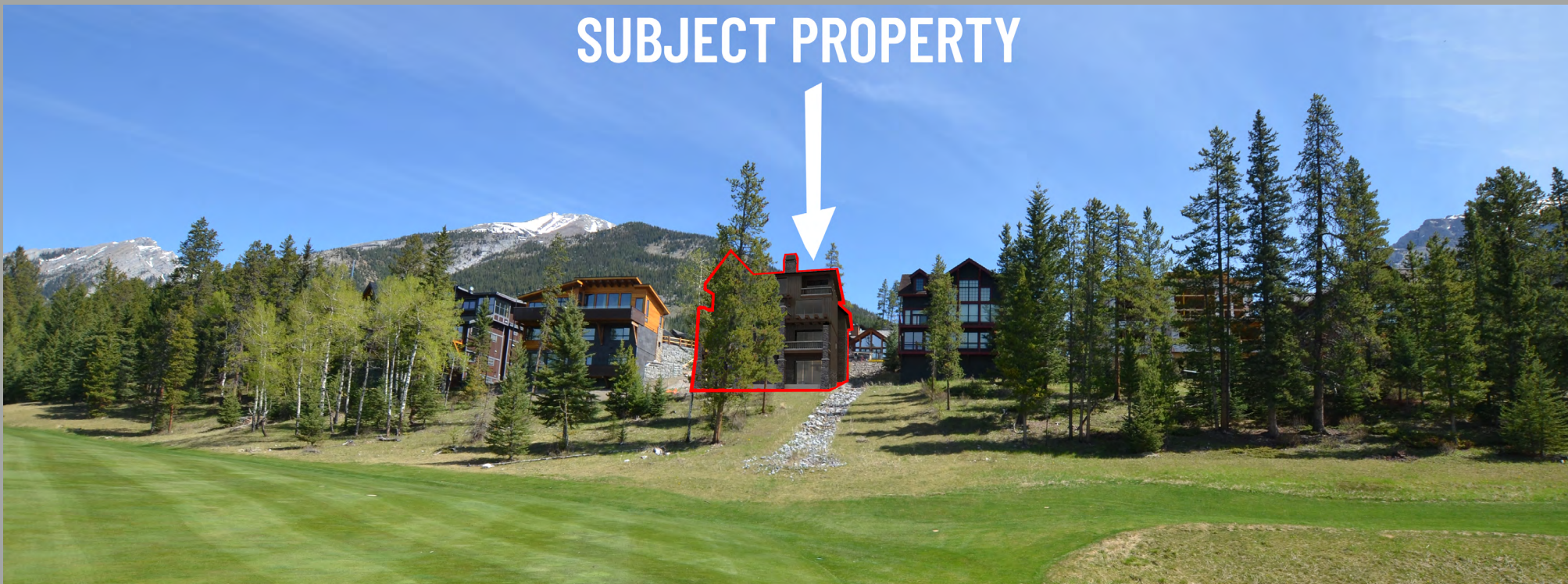
FEATURES & HIGHLIGHTS

- Inviting look-up-to-above foyer
- Grand chef's pantry and open kitchen
- Breathtaking inviting views on every storey
- 2 tiered walk lower level walk-outs
- Towering 3 storey columns
- 2 floor-to-ceiling gas fireplaces
- Airy and relaxing open concept living
- Sophisticated metal roofing
- Expansive vaulted ceilings
- Authentic Silverslide stone finishings
- Continuous pour concrete elements
- Oversize rich ebony post & beam accents
- Large cave wine cellar and tasting room
- Media room and library retreat
- Custom one-of-a-kind designs through out



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SUBJECT PROPERTY



The Plans

829 SILVERTIP HEIGHTS

- Open concept floorplan with excellent flow
- Lux windows and doors
- Mountain views and backing on the 14th hole
- New construction recreational property
- 2 master bedrooms | 5 bedrooms total | 4 full baths
- Oversized garage & front drive
- 3 tiered walk out with breathtaking views
- 5314 sqft of living space
- Beautifully landscaped lot
- Movie Theatre
- Large bonus room
- Studio office
- Floor to ceiling windows and doors revealing panoramic view
- 200 bottle cave wine cellar



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Our lot

829 SILVERTIP HEIGHTS

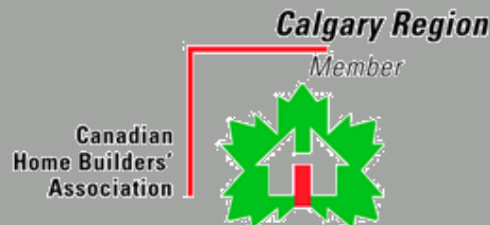
- Overlooking the 14th golf hole of the world-renowned Silvertip Golf Course & Resort
- Unobstructed views of Three Sisters Mountain & Mount Rundle
- Abundant mature trees and green space



The Build

CERTIFICATES & APPROVALS

- Development by OXFORD Executive Properties
- Building partnership with Koronko Homes
- Architectural & 3D Renderings by Lauren Giang
- Building Permits Approved
- Geotechnical Survey Approved
- Slope Study Approved
- Civil Engineering Study Approved
- Structural Engineering Approved
- Lot & Plot Plan by McElhanney Consulting Geomatics Services Ltd.
- Town of Canmore Building Approved
- Green Building Environmental Approved
- Silvertip Association Approved



OUR BUILDING PARTNER

Koronko Contracting specializes in custom-built homes in and around Southern Alberta and British Columbia. Let over 50 years experience of custom design go to work to create the home of your dreams. You can expect outstanding results and exceptional customer service when you deal with a strong foundation.

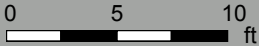
Koronko also develops acreage areas, commercial buildings, multi-units and renovation projects.

<http://koronko.com/>



829 Silvertip Heights, Canmore, AB

Main Level Total Exterior Area 1524.66 sq ft
Total Interior Area 1383.11 sq ft



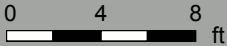
PREPARED: Feb 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

829 Silvertip Heights, Canmore, AB

Upper Level Total Exterior Area 1738.26 sq ft
Total Interior Area 1545.97 sq ft



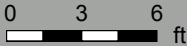
PREPARED: Feb 2021



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Lower Level Total Exterior Area 1191.69 sq ft
Total Interior Area 1048.56 sq ft



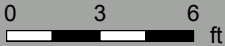
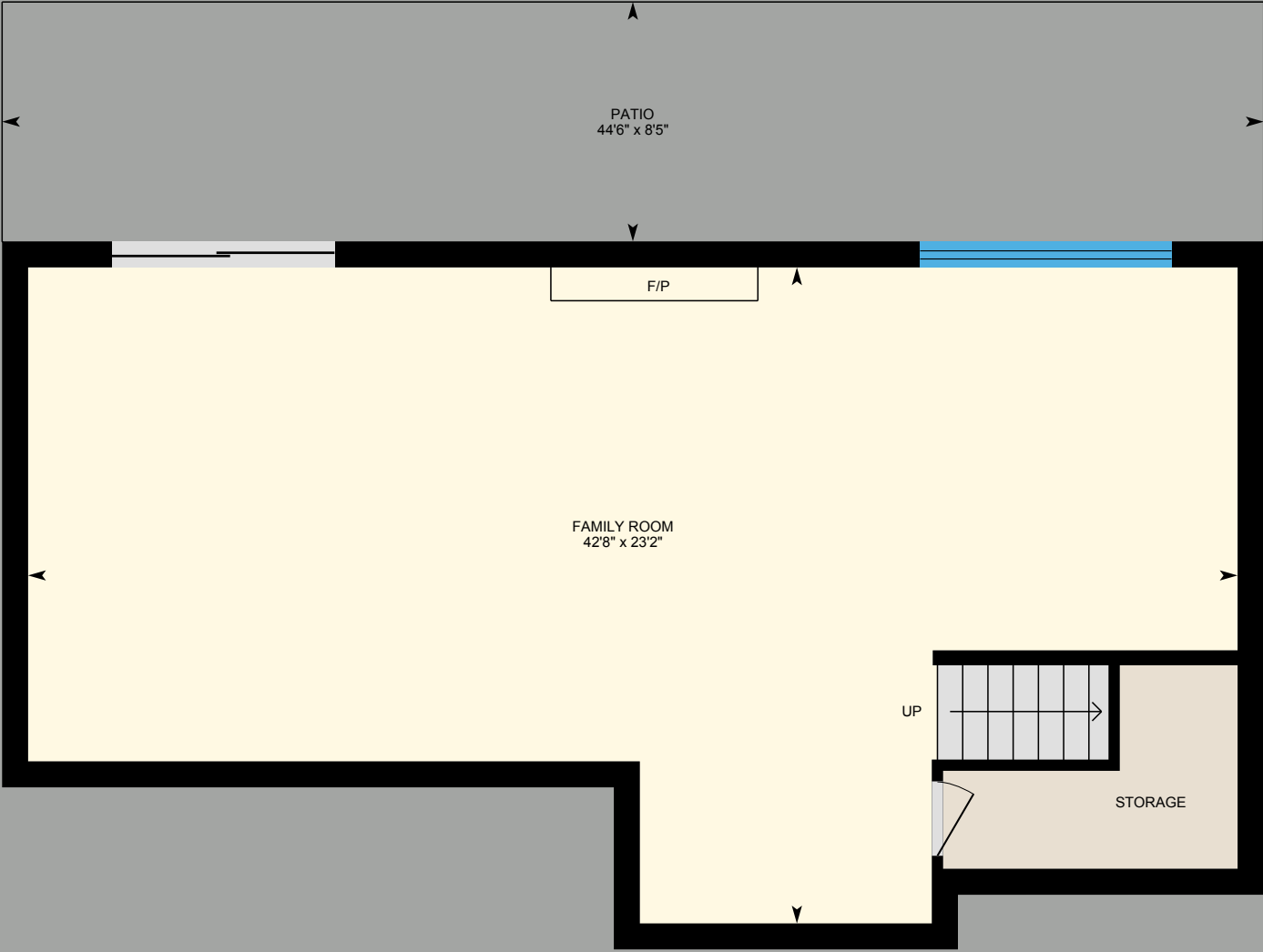
PREPARED: Feb 2021



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829 Silvertip Heights, Canmore, AB

Walkout Level Total Exterior Area 966.19 sq ft
Total Interior Area 842.44 sq ft



PREPARED: Feb 2021



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829 Silvertip Heights Building Specifications

FOUNDATION

- Extensive Structural, Civil, and Geotechnical Engineering by Mcelhanney (Canmore), and E2K
- 12-16 Inch Structural Concrete Walls with reinforced high gauge steel
- Concrete Retaining Wall
- E2K Foundation Drainage System
- Mcelhanney Civil Engineered Overland drainage system

EXTERIOR

- Silverslide natural stone from Stone Concept, 80 percent front coverage, also found on Rear Pillars, Fireplace/Chimneys, and rear of house
- Timber Accents: 8x8 and 12x12 Fir Post and Beam, 2 above deck pergolas
- Fiber Cement Board=Board and Baton layout
- Fir Fascia and Sofits
- 2 custom fabricated metal chimneys

WINDOWS/DOORS/ROOF

- LUX Windows, and Patio Doors. Black Metal Outside/Fir Wood inside/Dual-3MM-270 LOWE
- Custom Arched Medieval Solid Walnut Front Entrance Door. 89-1/4"Wx101-7/8"H
- Arched cedar garage door Black Metal Roof/24 GA Standing Seam/24 Gauge Snap lock panels. 20 Inch Wide

DECKS

- Custom Rod Iron Railings
- Duradek Membrane (With option to place different material on top)

ELECTRICAL

- Electric Floor heating in basement bathroom, and Ensuite
- Built in Speaker System Throughout house
- Pot lights, Wall Lights, and Rustic Chandeliers.
- Kitchen Cabinets include undercabinet lighting
- Theatre Room will be wired for theatre system
- Smart Security System and Heating

HEATING

- 2 Furnaces (Carrier TP6B100 96% 2 Stage variable speed High Efficient c/w 2 zone system, Carrier TP6B060, 965 2 stage variable speed high efficient furnace c/w 2 Zone system)
- 2 Air Conditioning Units (Carrier 3 ½ ton 16 SEER, Carrier 2 ton 16 SEER)
- Every floor has own zone, controlled by Ecobee WIFI Smart Thermostats
- Basement and Garage infloor heating system
- 3 Fireplaces

PLUMBING

- Kitchen: Cinder Double Undermount Silgranit Sink, Moen Brantford Oil R/B Kitchen Faucet, Garburator/ Sink Top Switch, Moen Pot Filler Oil Rubbed Bronze
- Faucets are Moen Oil Rubbed Bronze
- Toto Toilets, white in color
- Sink Charcoal/Black Granite Color in Kitchen, Pantry, Winery, Wetbar, Guest Suite
- Bathroom Sinks are white in color
- 3 bathtubs (one free standing in Ensuite), and 3 Tiled Showers
- His and Hers 10ft Ensuite Shower, with 2 separate moen barrel heads and hand helds. With with 2 benches
- Drains bronze in color
- Tankless Rheem hotwater heater
- Hydronic Heating: thermostatically controlled infloor heating in basement and garage, digital sensing thermostat controlled
- Radon Extraction System, Sealed Bucket&Pump, Sump to Exterior
- Gaslines=3 Fireplace, 1 to Range, 1 to Maindeck, 1 to Walkout deck

DRYWALL

- Entire Home Level 5 Premium Finish
- Ceilings Painted
- Tape and finish with Square corners

PAINTING

- 1 prime, and 2 finish coats of paint on all walls and ceilings
- doors, case, millwork stained a light walnut color

FINISHING

- $\frac{3}{4}$ x "7" Knotty Pine or Fir Baseboard. $\frac{3}{4}$ "x4" Knotty Pine or Fir Casing
- Single Panel Knotty Pine or Fir Doors. Single Panel
- Stair railings custom rod iron, solid wooden Caps
- Shelving and beam work finished with Medeval Walnut
- Handles/Hardware will be oil rubbed bronze
- Office will be custom millwork
- Wine cellar curved ceiling/200 year old 12" fir flooring reclaimed wood, Entrance custom glass/metal feature
- Custom Designed Wetbar with Rock features
- Floor to ceiling rock in front foyer, 3 Fireplaces finished with rock

FLOORING

- After Eight Flooring and Tile Company
- 7 inch Engineered floors throughout each level
- Heated tiled bathrooms
- Carpet in Theatre room and stairs

CABINETS

- Solid walnut Cabinets throughout entire house
- Countertops are Quartzite (Real Stone)
- Soft close drawers/doors, dovetail drawers
- Crown molding

APPLIANCES

- 48 inch Wolf Double Oven/Gas
- 48 inch Subzero Fridge/Freezer
- Wolf Microwave
- Wolf Warming Drawer
- Cove Dishwasher
- 2 Bar fridges, 1 Wine Fridge
- 2 sets of Samsung Washer/Dryer. Main Floor and Upper Floor

WINE CELLAR LOWER LEVEL

- Naturally tempered wine cellar
- Barrelled ceiling with reclaimed year 1925 old tongue and groove Douglas fir.
- Year 1925 reclaimed 4inch by 9inch flooring Douglas fir.
- Wall mounted bottle reclaimed wooden vine racking. (Approximately 200 bottles)
- Mid-century vintage chandelier
- In floor pot up-lighting
- Reclaimed vintage sink corner cabinet
- Fabricated 8"x8" W beam wine wall viewing window. Custom metal/wooden cellar door.

WET BAR ISLAND

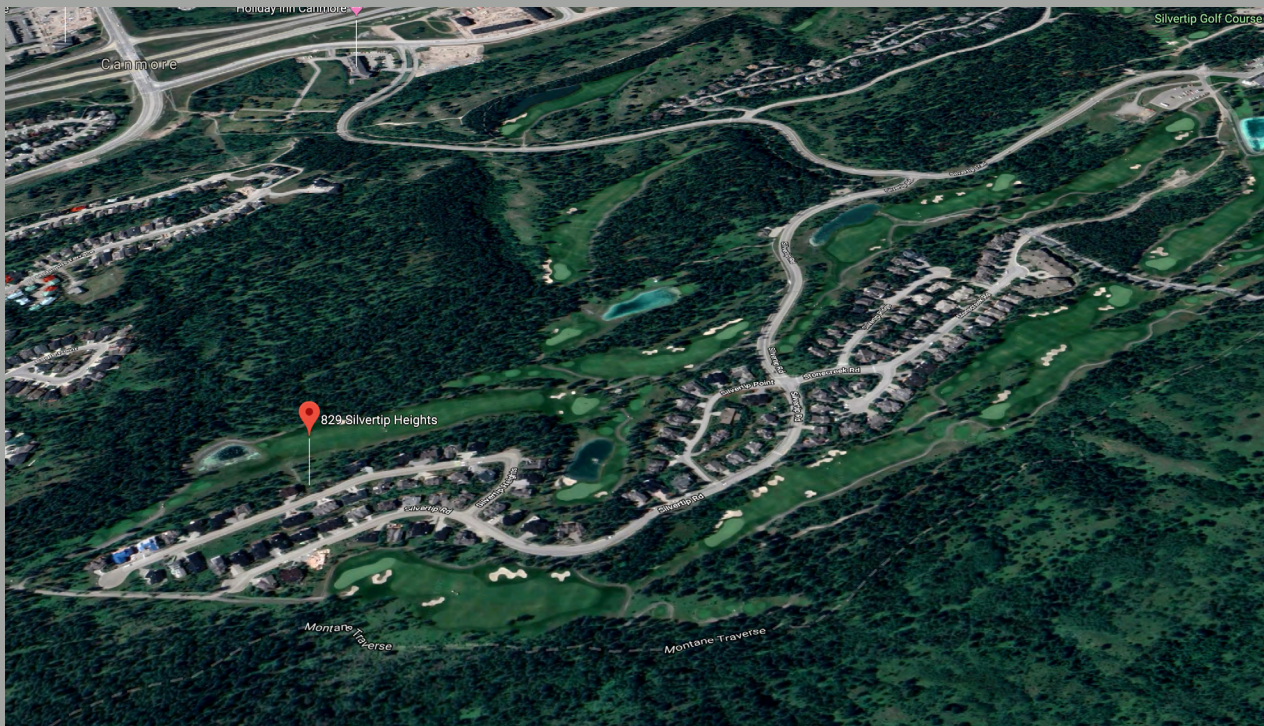
- Centered barrelled ceiling with reclaimed year 1925 old tongue and groove natural finish Douglas fir.
- Wrap around L shaped island and walnut cabinets with 48"x52" granite counter table seating.
- Rear wall reclaimed year 1925 tongue and groove Douglas fir stained finish
- Beer fridge, under-mounted sink
- Barrelled ceiling directional pot lighting
- Reclaimed Douglas Fir sourced out of Southern Alberta, Poffenroth family heritage Alberta Wheat Pool structures. Lumber estimated year 1925.

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EXECUTIVE
PROPERTIES

COORDINATES

**The Most
Prestigious
Community in
Canmore, AB**



SILVERTIP HEIGHTS

Silvertip is one of nature's most spectacular creations, a resort community like no other on earth. It has taken vision to prepare. Over the past decade, every measure has been taken to bring comfort, quality and world-class golf to the Rocky Mountain paradise, while maintaining a firm commitment to respect the natural environment. Every addition is always in harmony with the environment, creating a place for people to meet, live and play within this natural sanctuary. The fortunate few who make their homes here will own one of the most desirable pieces of nature in the world - the closest land to Banff National Park that is available for freehold purchase.



<https://silvertipresort.com/golf/about-our-course/>

SILVERTIP GOLF RESORT

Envision yourself standing at the edge of an immense, untouched wilderness reserve, gazing out across the 600 acres of peaks, grasslands and valleys. Feel the warmth of the sunshine as you take a deep breath of fresh mountain air. In this setting, you are easily distracted by the natural beauty. Focus instead by aligning yourself to spectacular mountain vistas or a crystal clear rundle stone pond. This is the reality of playing a round at Silvertip, the only resort in the region on the south-facing side of the mountains. This means long, warm days on the course and extended evenings on the clubhouse patio.

A Les Furber Original

Les Furber, master designer of golf courses worldwide, is the talent behind Silvertip's breathtaking golf experience. The par-72 course has 600 feet of elevation change and championship tees with a slope rating of 153. However, with course length between 5,100 to 7,200 yards depending on tee placement, it is a course that allows both scratch golfers and recreational players to enjoy the course and hone their skills.

The Community LIFESTYLE

<https://silvertipresort.com/>



\$1B project includes conference centre, casino and gondola to tea house on Mount Lady MacDonald



The Community

DEVELOPMENT FOR GROWTH

<https://www.cbc.ca/news/canada/calgary/canmore-gondola-conference-centre-1.4000482>

HAWKER-BETTS REAL ESTATE TEAM



Brad Hawker

Broker
REALTOR®



Bedrooms

Bathrooms

Square Feet

Parking

5+

4

5,154 sq ft

Oversized Garage

3-Tiered Walk Out

Movie Theatre

200 Bottle Wine Cellar Cave



Drew Betts

Associate Broker
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