



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**509 Stewart Creek Close  
 Canmore, Alberta**

**MLS # A2115915**

**\$3,937,500**



|                  |                                  |               |                  |
|------------------|----------------------------------|---------------|------------------|
| <b>Division:</b> | Three Sisters                    |               |                  |
| <b>Type:</b>     | Residential/House                |               |                  |
| <b>Style:</b>    | 2 Storey                         |               |                  |
| <b>Size:</b>     | 3,571 sq.ft.                     | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 5                                | <b>Baths:</b> | 5                |
| <b>Garage:</b>   | Driveway, Triple Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.23 Acre                        |               |                  |
| <b>Lot Feat:</b> | Back Yard, Pie Shaped Lot, Views |               |                  |

|                    |                         |                   |              |
|--------------------|-------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Tile, Wood              | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Shingle                 | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Mixed                   | <b>Zoning:</b>    | R1           |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -            |

**Features:** Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NA

Nestled on an expansive lot exceeding 10,000 square feet at the tip of Stewart Creek, this exquisite residence, crafted by one of Canmore's premier builders- All Weather Builders, epitomizes a harmonious blend of form, function, luxury, and design. Meticulously constructed and boasting an impeccably designed floor plan and unparalleled quality finishes, seamlessly catering to both everyday living and entertaining while maximizing the breathtaking mountain vistas to both the North and South. Professionally curated interior selections promise to captivate even the most discerning buyer, while abundant parking and storage options throughout the property enhance its practicality for full-time living—a rare gem in today's market. Positioned adjacent to Stewart Creek Golf Club and within walking or cycling distance to local parks, trails, and schools, this idyllic location offers both tranquility and convenience.