



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

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**494 Stewart Creek Close  
Canmore, Alberta**

**MLS # A2145623**



**\$2,100,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, No Neighbours Behind, Irregular Lot, Landscaping		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RB1-SC Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** na

Welcome to 494 Stewart Creek Close. This 4 bed 4 bath home is on one of the most exclusive streets in the Three Sisters area of Canmore. Built in 2020, yet you'll still believe it is brand new. Upon entering the home you are magnetically drawn through the open concept main living space by an explosion of natural light emanating from your personal and private back deck, which boasts magnificent unobstructed mountain views. As you and your family move through the home you will really appreciate the easy flow and smart design of every room. For the chef in the family, a Monogram gas appliance package are combined with a plethora of floor to ceiling custom cabinetry including a convenient corner pantry. With everyone always gathering in the kitchen, you'll be able to keep them out of your way and all around your large kitchen island, dawning a gorgeous quartz countertop. Passing through the dinning room and stepping out onto the deck, your friends and family will be blown away by not only the view, but also the sheer size of the outdoor living space. You get to enjoy 3 separate outdoor living spaces, each with its own unique climate due to the changing aspects. The lower walkout patio offers shade and easy access to the sought after back yard. A back yard like this is rare in Canmore, providing 360 degree views and a blank canvas of endless possibilities. There is already a worry free irrigation system, an the front yard is already landscaped (low maintenance). The epic Stewart Creek Golf Course is directly across the street, as well as hiking/biking trails & walking paths that lead all the way to downtown Canmore. The new Gateway Project is well underway, and will be providing the Stewart Creek area with its very own shopping centre, restaurants, gas station, and many other conveniences set to open in 2025. The Stewart Creek area combined

with the new Gateway Shopping, is absolutely going to be the best new place to live in Canmore! It is closer to nature, closer to the mountains, closer to the trails, closer to convenience, easier to access, and all while also being quieter and calmer than the core of Canmore. It is even just that little bit closer to Calgary! It is time to get closer to the lifestyle you and your family have been dreaming of. Your future self will thank you! Call for a viewing today!