



CORY PELCHAT
REALTOR®
GRASSROOTS REALTY GROUP LTD.

780-933-9938
pelchatsold@gmail.com

**149 Carey
Canmore, Alberta**

MLS # A2153535



\$2,049,000

Division:	Homesteads		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,081 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	In Floor, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Soaking Tub, Solar Tube(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Second dishwasher, second beverage fridge, 2 additional garburators, irrigation system

This exquisite 4107 square foot property, designed in a sophisticated European style, features three spacious bedrooms and a grand upper floor with soaring ceilings. The great room, kitchen and dining area, primary bedroom with a 5-piece ensuite, laundry room, and sunroom are all situated on this impressive upper level, creating a luxurious and convenient living space. The expansive kitchen is a chef's delight, equipped with an abundance of cabinets, two wall ovens, gas cooktop and custom refrigerator, perfect for culinary enthusiasts. Enjoy the recreation room and cozy library, along with an enclosed deck, providing ample space for entertainment and leisure. Two additional bedrooms and bathrooms complete this floor. Step onto the sunny ground level patio that leads to a serene perennial garden just off the sunroom, offering a tranquil setting for relaxation. The upper flagstone patio includes a firepit and place to enjoy the variety of plants and flowers. This elegant home seamlessly blends luxury, comfort, and functionality. Stay comfortable year-round with air conditioning and benefit from the convenience of triple-pane windows, an oversized and heated double car garage, and a private elevator. Don't miss the opportunity to own this remarkable residence!