



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

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**602 8th Ave Avenue SW**  
**Canmore, Alberta**

**MLS # A2154884**



**\$2,099,999**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	2,173 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Low Maintenance Landscape, Interior Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

**ONLY ONE UNIT REMAINING.** Welcome to the opportunity to own a deluxe finished, newly constructed duplex, within steps of the highly desirable Canmore Downtown core. Located in the much sought after South Canmore area is this impeccably finished duplex. The floor layout and space make it feel like a high end single family home. The full width balcony, off the main floor, has expansive mountain views and can accommodate a hot tub. Premium appliances, custom designer touches, a penthouse style master suite with spa like bathroom, plus double car garage with heated slab complete the package. Built by a local established builder the home also comes with New Home Warranty.