



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

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**1117 14th Street**  
**Canmore, Alberta**

**MLS # A2157651**



**\$4,200,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,333 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Level, Street Lighting, Treed, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

Nestled in the Heart of Downtown Canmore, this custom-built home offers the epitome of luxury living in one Canmore's most coveted locations. Just steps from the serene Bow River, providing easy access to nature while being close to amenities. This home welcomes you with a grand covered timber entry and striking rock exterior, exuding timeless mountain charm. Designed for culinary enthusiasts the kitchen features a spacious butler's pantry, custom cabinetry, and built in appliance package. The open concept living and dining areas are framed by a stunning wall of windows, allowing natural light to flood the space while offering uninterrupted Mountain Views. This area flows effortlessly onto a partially covered wraparound deck that allows you to enjoy alfresco dining. With 4 luxurious bedrooms and the lower level offering a separate entry, media room and 2 bedrooms perfect for guests and extended family stays. This property is a RARE FIND, offering the perfect blend of luxury, location and lifestyle.