



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

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**4, 511 6th Avenue  
 Canmore, Alberta**

**MLS # A2169231**



**\$1,399,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,698 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 505
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Multi
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s)		

**Inclusions:** Murphy bed, LG OLED G3 flush mount TV in living room

Discover your perfect mountain home! This beautifully renovated 3-bedroom, 3.5-bathroom townhome offers the perfect blend of mountain modern elegance, design and comfort in a quiet location, in one of the most sought-after neighbourhoods in Canmore. The extraordinary condition of this property is sure to impress - with upscale finishes and high-end appliances throughout, every detail has been carefully crafted for enjoyment. On the main living level, you'll be greeted by an open-concept living space bathed in natural light, showcasing elegant hardwood floors, wood beams and a gorgeous Rundle stone fireplace. Step out from your living space to a sunny deck with fantastic mountain views. The gorgeous kitchen is both functional and a treat to entertain in. Features include Italian porcelain countertops & backsplash, top-of-the-line stainless steel appliances, including a Fisher & Paykel induction range & Double Dishdrawer dishwasher, a new integrated hood vent with custom cover and sleek, LED-lit floating shelves. Another great perk of this home is having two primary-style bedrooms on the upper level, each with their own ensuites. The larger primary bedroom offers picture perfect views of the Three Sisters and a spacious, upgraded ensuite. Conveniently, the laundry area is also on this level and offers organizers for linens & supplies. The entry level has a third bedroom which functions well as a home office, & is outfitted for convenience with an Italian designed Murphy bed. Also on this level is another full bath. All bathrooms have been updated with new LED mirrors, new porcelain sinks & Italian porcelain countertops. The owners have also added motorized Hunter Douglas blinds in the great room, kitchen & primary bedroom. With the river paths just a few blocks away in one direction, & Main Street a few blocks in the other, this property

offers the ultimate blend of convenience & tranquility - and provides the perfect lock and leave lifestyle!