



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

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**711 3rd Street**  
**Canmore, Alberta**

**MLS # A2174600**



**\$2,299,702**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	2,483 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Few Trees, Street Lighting, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Slate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	Duplex
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		

**Inclusions:** All Furnishings

Nestled amidst breathtaking mountain views, this 4-bedroom stunner epitomizes luxury living. Crafted by renowned Elk Run Homes, it offers a perfect blend of modern elegance and natural beauty. It has everything on the wish list: incredible views, no-maintenance landscaping, a resort-style hot tub, walk-out patio, stunning upper deck, premier location, and turn-key convenience! The main level features 10-foot ceilings and in-floor heating. Down the hall are 2 large bedrooms, a full bathroom, and an entertainment room with floor to ceiling windows and patio door access to your backyard oasis. Step out to an aggregate concrete patio, onto the no-maintenance turf, or enjoy a soak in the in ground hot tub with a boulder surround, and a wall of blue spruce for privacy-perfectly trimmed to preserve the view. Upstairs is an entertainer's paradise, with vaulted ceilings and a gourmet kitchen with a gas stove, massive fridge/freezer, and butler's pantry with wine fridge. The adjacent living room opens to the upper back deck with a BBQ, gas heater, and fire table. Also upstairs are 2 more bedrooms, including the primary suite with mountain views, a walk-in closet, and a luxurious ensuite. This home also includes an attached double garage, central air conditioning, and ample storage. It's a dream location—steps to the river and Millennium Park, close enough to walk downtown, but far from the bustle of Main Street. Plus, the property comes fully furnished—move in and enjoy!