



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

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**3, 103 Rundle Drive  
 Canmore, Alberta**

**MLS # A2192198**

**\$1,665,000**



<b>Division:</b>	Hospital Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low M		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	None, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4 - 4plex
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage

**Inclusions:** n/a

Across the bridge from Main Street, this stunning 3bedroom townhome is only steps away from the Bow River, walking and biking paths and all the perks Downtown Canmore has to offer. One of the many standout features of this property is the rare walkout backyard. Lush greenspace creates a peaceful and private retreat even in the middle of town! The open-concept design boasts chic modern finishes including a show-stopping waterfall island, floor to ceiling windows, large pantry, and 5-burner gas range. The stone-faced gas fireplace adds warmth & style to the living area with 2 decks to choose from. Soak up the sun on the south-facing view deck or unwind in the privacy of the back deck with breathtaking mountain views. Upstairs find 2 bedrooms, each with a private ensuite while the 3rd bedroom is found on the entry level - perfect for friends and family who like a little extra privacy! Additional features include a tandem double car garage, air conditioning, and plenty of storage options. Don't miss out on this incredible opportunity to live in this sought-after location!!