



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

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**517 4th Street**  
**Canmore, Alberta**

**MLS # A2199198**



**\$4,290,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	4,473 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Closet Organizers, Elevator, High Ceilings, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** 2nd refrigerator, 2nd dishwasher, 2nd stove, 2nd hood fan

Stunning custom home in South Canmore. This exceptional, custom-built home is a true masterpiece. Timber frame construction designed by the renowned Russell & Russell and crafted by one of Canmore's most trusted builders, it blends contemporary luxury with mountain charm. Featuring meticulous attention to detail and high-end finishes. Enjoy incredible mountain vistas from both the front and rear of the property, including views of Three Sisters, Ha Ling, East Rundle, Lady MacDonald, and Cascade Mountains, along with stunning vistas of Spray Lakes and Bow Valley. As you step inside, you're greeted by a grand entryway leading to an expansive living area with soaring vaulted ceilings. The property offers two fully equipped kitchens and two striking floor to ceiling fireplaces (wood and gas). The wood-burning fireplace serves as the center piece of the main living space, creating a cozy ambiance. Chef-inspired kitchen features custom cabinetry, top-tier Wolf appliances and walk-in pantry. The adjacent dining area flows seamlessly to a large deck, where you can take in sweeping mountain views. High-end finishes define every room, from engineered hardwood floors to elegant quartz and granite countertops, stone accents and custom walnut cabinetry. The home is equipped with an elevator, ensuring easy access to all three levels. With five generously sized bedrooms and four and a half bathrooms, including three ensuites, this house is designed with comfort in mind along with potential for a self-contained rental suite on the lower level. Amazing outdoor space with three large decks and a fenced in back yard. An oversized garage with ample storage and storage shed complete the space. Just steps from the Bow River and a short distance to Canmore's vibrant downtown, this home offers the best of mountain living.

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