



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

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**220 Miskow Close  
Canmore, Alberta**

**MLS # A2202619**



**\$2,799,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,457 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Low Maintenance Landscape, Many Trees, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R1B-W
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Stunning home with spectacular views on a desirable street. This impressive property sits on nearly 12,000 square feet of land and boasts almost 3,700 square feet of beautifully finished living space. With exceptional craftsmanship and thoughtful design, the home features large windows that frame breathtaking panoramic mountain views and fill the space with natural light. It offers four spacious bedrooms, media room, four bathrooms, and double-car garage, spread across three levels. A grand entrance greets you and a short flight of stairs leads to an expansive living area with soaring ceilings and a cozy wood-burning fireplace. The open-concept kitchen, dining and living areas are perfect for casual gatherings and elegant entertaining, flowing out onto a massive two-level deck that wraps around the home. The generous master suite includes a luxurious ensuite bathroom and a walk-in closet. The remaining three bedrooms and media/family room offer ample space for family and guests. With plenty of storage this home is ideal for all your needs.