



**GRASSROOTS**  
REALTY GROUP

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**207 Miskow Close  
Canmore, Alberta**

**MLS # A2214778**



**\$2,295,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,573 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** 2nd washer, 2nd dryer, 2nd stove, 2nd refrigerator, 2nd dishwasher, 2nd microwave/hoodfan, 3rd washer, 3rd dryer, 3rd stove, 3rd refrigerator, 3rd dishwasher, 3rd microwave/hoodfan

A unique property with income potential and panoramic views. Welcome to this exceptional residence on sought-after Miskow Close—an exquisite blend of mountain elegance, functionality and privacy. This thoughtfully designed 5-bedroom, 6-bathroom home includes amazing rental potential and an expansive outdoor space that captures panoramic mountain views from all sides. The top floor offers a open-concept kitchen, dining and living space that invites both relaxation and entertaining. A striking wall of windows frames the natural beauty outside, while the cozy fireplace adds warmth and charm. Over the garage sits a self contained 1-bedroom suite, complete with separate access and plenty of storage. It can easily be incorporated into the main home for more living space or a home office. The main home offers 3 spacious bedrooms, each with its own ensuite and a large space in the lower level ideal as a media room or gym. The lower level also offers another 1-bedroom suite with its own access and full kitchen, which can be rented separately used as part of the main home, ideal for a growing family or guests. Set on a generous 11,443 sqft lot backing onto serene green space, this home also boasts a large garage, spacious laundry/mud room and ample storage throughout. Rich in architectural detail the home is designed to embrace the mountain lifestyle. All of this, just steps from scenic hiking and biking trails.