



GRASSROOTS
REALTY GROUP

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14, 137 Wapiti Close
Canmore, Alberta

MLS # A2217403



\$1,495,000

Division:	Eagle Terrace		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,990 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 620
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Shingle Siding	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE - this Friday June 11th 14:00 - 16:30pm, and Sunday June 13th 15:30 - 17:30. Step into elevated mountain living with this stunning 2,737 sq ft luxury townhome, perfectly perched to capture sweeping mountain vistas and all-day sunshine. This immaculately designed home offers 3 spacious bedrooms plus a versatile 4th (ideal as a guest suite or family room), along with 4.5 beautifully appointed bathrooms. The open-concept main level seamlessly connects a chef-inspired kitchen, an elegant dining space, and a sunken living room anchored by a striking Riverstone gas fireplace. Step out onto the sun-drenched south-facing deck and soak in the mountain views. Upstairs, soaring vaulted ceilings and oversized windows flood the two primary bedrooms with natural light. On the entry level, you'll find a welcoming guest suite with full bath, a dedicated laundry room, and an oversized garage with ample storage for all your mountain gear. The walkout lower level offers even more space to unwind, with a full bath, rec room or flexible 4th bedroom that opens to a patio.