

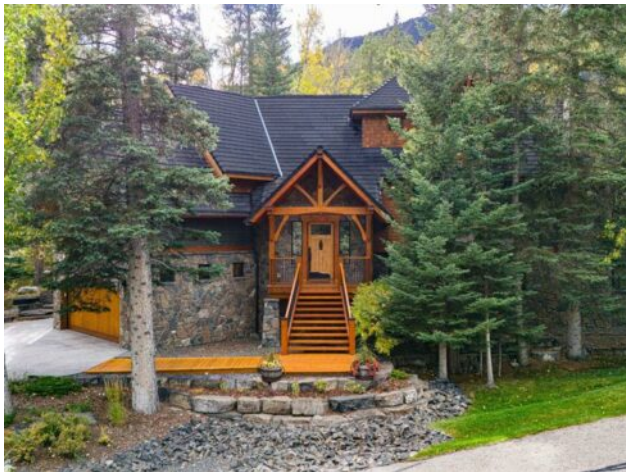


GRASSROOTS
REALTY GROUP

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**163 Cairns Landing
Canmore, Alberta**

MLS # A2217947



\$4,850,000

Division:	Three Sisters		
Type:	Residential/House		
Style:	3 Level Split		
Size:	3,037 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.41 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped, Sloped, Street Lighting, Treed		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Cork, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 555
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Set on a private 17,642 sq ft lot in Canmore's most prestigious gated community, this extraordinary 4,000+ sq ft timber-framed residence is a rare opportunity to experience refined craftsmanship and mountain living at its finest. As you enter, you are welcomed by soaring fir-paneled ceilings and the timeless elegance of Italian plaster, setting a warm and sophisticated tone that defines the entire home. The open-concept layout seamlessly connects the main living spaces, ideal for both intimate family moments and grand entertaining. Anchored by a striking Rundle stone wood-burning fireplace, the expansive living area radiates warmth and character. At the heart of the home, a gourmet kitchen awaits, outfitted with custom cabinetry and top-tier Sub-Zero and Viking appliances—blending everyday functionality with elevated style. The luxurious primary suite provides a serene escape, complete with a spa-inspired ensuite featuring Marinace granite, travertine floors, a jetted tub, and peaceful treetop views. Additional highlights include two spacious guest bedrooms, home theatre, a versatile recreation room, a dedicated home office, and a custom bar designed for effortless entertaining. Step outside into a professionally landscaped outdoor living space, where natural stonework, a built-in BBQ, a cozy fire pit, and a secluded hot tub create the perfect setting for year-round mountain enjoyment. More than a home, this is an exceptional lifestyle opportunity in Cairns on The Bow—where nature, privacy, and design excellence converge in perfect harmony. <https://163cairns.info/>