



**GRASSROOTS**  
REALTY GROUP

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**236 Miskow Close  
Canmore, Alberta**

**MLS # A2221754**



**\$2,485,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Garage Door Opener, Garage Faces Front, Insulated, Off Street, T		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, See Rem		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Radiant	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Slate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R1BW
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Luxury & tranquility in Canmore's Three Sisters. Few properties on offer today in Canmore's active market can compare to the style, spaciousness & unquestionable value found in this incredible single-family home nestled in this Bow Valley location without equal, only steps from immersion in a natural paradise & the best of the Rocky Mountain's "everyday" diversions. In a neighbourhood known for fine homes on generous lots, this 4 bed, 3 bath, 3 car garage, 3,600 sq/ft gem is a singular value amongst its luxury peers. On 3 levels, a grand entry offers prelude to soaring vaults & light-bathed great room, dining area & completely remodelled kitchen. In an open plan, entertaining around the signature wood stove or the modern, thoughtfully appointed "Chef's stage" is a pleasure. Through a wall of SW glass, deck, patio & gazebo offer outdoor living ensconced in forest. A master suite & renovated spa bath with 2nd bedroom are also found on the main, offering ease of one level living. Above, a loft is perfect as a productive office or a connected yet secluded place to relax. Below, a family room, 2 additional bedrooms & endless storage make for a property ideal as a large family getaway, or full-time residence. Other notable features include a 3-car garage & workshop, where the hobbyist can really spread their wings. Regular maintenance, mechanical systems, kitchen, bath... with these done, one can focus a budget for their personal "dream" style.