



GRASSROOTS
REALTY GROUP

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114 Riva Court
Canmore, Alberta

MLS # A2223940



\$1,497,500

Division:	Three Sisters		
Type:	Residential/Other		
Style:	3 Level Split		
Size:	1,784 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, V		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 655
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: hot tub

This stunning home is located in the highly sought-after Ravenrock within Canmore's prestigious Three Sisters Mountain Village. Offering over 2,935 sq ft of beautifully finished living space; this bright and spacious residence is designed with both comfort and style. The chef-inspired kitchen features stainless steel appliances, an induction range, and elegant quartz countertops—perfect for everyday living or entertaining guests. With 3 bedrooms, 3.5 bathrooms, a double-attached garage, and exceptional deck space showcasing panoramic mountain views, this property is ideal as a luxurious getaway, a welcoming place to host family and friends, or a permanent home in the heart of the Rockies. The lower walk-out level has a generous sized patio with hot tub and abundant storage, and an expansive living area. Choose between two primary bedrooms, each with a walk-in closet and spa-like ensuite bathroom. The upper floor also includes a full laundry room and a versatile loft space, perfect for a home office.