



GRASSROOTS
REALTY GROUP

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**102, 102 Armstrong Place
Canmore, Alberta**

MLS # A2225723



\$1,349,000

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Three Sisters | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,490 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 3 | Baths: | 3 full / 2 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Landscaped, Low Maintenance Landscape | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Hot Water | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 936 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Wood Siding | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s) | | |

Inclusions: N/A

Exquisite mountain retreat in three sisters mountain village. Nestled in the heart of Three Sisters Mountain Village this luxurious residence offers refined mountain living at its finest. Thoughtfully designed this 3 bedroom, 5 bathroom home with a spacious loft showcases premium craftsmanship and high-end details throughout. The main level features an open-concept kitchen complete with custom cabinetry, stainless steel appliances, granite countertops and a solid fir eating bar. The adjoining dining and living areas are highlighted by a rundestone fireplace and soaring floor-to-ceiling windows that flood the space with natural light and frame breathtaking views. A primary suite with a generous walk-in closet and ensuite bath completes this level. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite. The fully developed lower level includes a stylish wet bar and walk-out access to a private patio. Additional features include a double attached garage and front and back decks to enjoy the mountain surroundings.