



**GRASSROOTS**  
REALTY GROUP

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**626 4 Street  
Canmore, Alberta**

**MLS # A2227041**



**\$1,750,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,350 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot, Low Maintenance Landscape, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)

**Inclusions:** n/a

Nestled in one of Canmore's most desirable & convenient neighborhoods, this exceptional home is the ideal mountain retreat, offering a rare combination of luxury, location, & lifestyle. Whether you're looking for a full-time residence, a family getaway, or a base for adventure in the heart of the Canadian Rockies, this thoughtfully designed property delivers on every level. Just a short walk from downtown Canmore, you're perfectly positioned to enjoy the area's best amenities. From vibrant local shops & dining, everything is within easy reach. Outdoor enthusiasts will find miles of scenic walking, biking, & hiking trails just steps from the front door, with the added bonus of being a short drive away from world-renowned ski resorts, golf courses, & Banff National Park. With over 2,350 sq. ft. of meticulously finished living space on three levels, this home offers a perfect balance of privacy & spaciousness. Featuring 4 bedrooms and 3 bathrooms, it's ideally suited for both entertaining & comfortable everyday living. Upon entering the home, the ground level welcomes you with a large entryway offering direct access to the attached garage & also includes two generously sized bedrooms & a beautifully appointed 5-piece bathroom, offering an ideal layout for guests. As you ascend to the main living area, you're greeted by soaring vaulted ceilings & exposed log beam accents, creating an open, airy feel with a distinct alpine charm. The heart of the home is the expansive living & dining area, anchored by a striking stone, wood-burning fireplace. Massive windows flood the space with natural light while showcasing awe-inspiring, uninterrupted views of the Three Sisters & Mount Lawrence Grassi. From the main living area, step out onto the sun-soaked south-facing deck & take in the stunning vistas. The kitchen features rich granite

countertops, ample cabinetry & a full suite of stainless steel appliances. The open concept design ensures the cook is always part of the conversation, whether entertaining or enjoying time with family. Also on the main level is a third bedroom, a separate laundry room & plenty of storage, making day-to-day living easy & organized. The top level is reserved for the luxurious primary suite, providing a peaceful & private retreat. This spacious room features a large walk-in closet, a well-appointed 4-piece en-suite & your own private deck. A generous family room/loft space overlooks the living area below, offering a flexible space that can be used as a media room or home office. Every detail in this home has been thoughtfully selected to enhance both beauty & functionality—from the warm hardwood & natural slate flooring to the clever floorplan & timeless mountain design. With a total of four bedrooms & incredible views, this home offers the perfect setting for families, hosting guests, or simply enjoying the serenity of life in the mountains.