



**GRASSROOTS**  
REALTY GROUP

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**216 Bow River Drive  
Harvie Heights, Alberta**

**MLS # A2227487**



**\$2,995,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,532 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Garden, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Hot tub, Pool Table, Gas Fire Pit

Exempt from the foreign buyer ban, this exquisite mountain estate is quietly nestled in the serene hamlet of Harvie Heights, just minutes from the heart of Canmore. Set on a beautifully landscaped 11,250+ sq.ft. lot and surrounded by mature trees and mountain vistas, this is a rare opportunity to own a private alpine escape. Blending rustic charm with refined comfort, the home features vaulted ceilings, rich hardwood floors, and a spiral staircase that adds architectural elegance to the warm, wood-accented interior. The thoughtful layout includes 4 bedrooms and 3 bathrooms, plus a spacious lower-level family room, and additional storage &mdash; ideal for future customization. Four sun-drenched sundecks invite you to relax and take in the sweeping views, while a tandem double garage provides ample space for vehicles and gear. One of the few properties still eligible for foreign ownership, this mountain sanctuary is a truly rare offering in today's market.