



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 118 Cairns Landing Canmore, Alberta

**MLS # A2230466**



# \$4,600,000

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,658 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Garage Faces Front, Side		
<b>Lot Size:</b>	0.59 Acre		
<b>Lot Feat:</b>	Secluded, Street Lighting, Views		

**Heating:** In Floor, Forced Air, Zoned

**Floors:** Carpet, Tile, Wood

**Roof:** Metal, Other

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Stone, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Hot Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 555

**LLD:** -

**Zoning:** DC-1(Z) 98 Site 1A

**Utilities:** -

Located within Cairns Landing—Canmore's only gated community—this extraordinary estate offers a rare blend of mountain elegance, seclusion, and convenience. Set on over 25,000 square feet of land and capturing commanding views of the Three Sisters, Ha Ling, and the Fairholme Range, the property is designed for those who value privacy without compromise. With over 4,000 square feet of living space between the main residence and a separate one-bedroom guest house, the home marries timeless mountain architecture with clean, modern aesthetics. At its heart is a dramatic great room that opens onto more than 1,000 square feet of elevated outdoor living—perfectly positioned for sun-drenched afternoons, evening entertaining, or tranquil mornings overlooking the peaks. A private outdoor pool brings a resort-quality touch rarely found in the Bow Valley, while the heated five-car garage ensures space for vehicles, gear, or an alpine collection. Just steps away, the Bow River pathway invites you to stroll beside the river into downtown Canmore, while fly fishing, mountain biking, and hiking trails begin quite literally at your doorstep. Framed by Canada's iconic Banff National Park—with world-class skiing and untouched wilderness only a short drive away—this is a legacy property for those who seek comfort, sophistication, and access to one of the most inspiring landscapes in North America.