



GRASSROOTS
REALTY GROUP

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**1, 200 Benchlands Terrace
Canmore, Alberta**

MLS # A2234988



\$1,150,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Benchlands | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,318 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Single Garage Attached | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 622 |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s) | | |
| Inclusions: | None | | |

Bright, spacious with over 1,800 of finished living area. This stunning corner-unit townhouse on the sunny side of the Bow Valley offers the perfect blend of comfort, style, and mountain living. Featuring 2 bedrooms, 3 bathrooms, and a versatile walk-out bonus room (or third bedroom) with a separate entrance and rough-in for an additional bath, this home adapts to your lifestyle. Large windows on three sides flood the space with natural light and showcase sweeping mountain views. Backed by a quiet ravine, the setting feels private and peaceful, while the sun-soaked decks invite you to relax and take it all in. The home has been thoughtfully maintained and upgraded, including a new washer, dryer, and updated laundry plumbing (2025), plus a new kitchen stove (2025)—making move-in easy and hassle-free. A private garage offers extra storage and secure parking. Tucked into a boutique 9-unit complex, you’ll enjoy a true sense of community and low-maintenance living. Whether you’re looking for a full-time residence or a weekend retreat, this home delivers on every front. Stylish, sun-filled, and ready to impress—this is Canmore living at its best.