



GRASSROOTS
REALTY GROUP

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

**214 Eagle Point
Canmore, Alberta**

MLS # A2235452



\$2,497,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Eagle Terrace | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 2,845 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Silent Floor Joists, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Wired for Sound | | |
| Inclusions: | Hot tub, BBQ | | |

Eagle Point - Big Views! 214 Eagle Point is a stunning mountain retreat on the sunny side of Canmore. This exceptional home blends rustic elegance with modern comfort, offering breathtaking views and luxurious living across every space. Step inside to a soaring great room with stone fireplace, a gourmet kitchen and exotic hardwood floors. Large windows flood the space with natural light and frame the majestic mountain views. Enjoy the southern view from a gated wooden deck overlooking the Rocky Mountains. The rear yard backs onto an environmental reserve and offers a lush, green haven filled with evergreens, perfect for relaxing or entertaining under a clear blue sky. This home is more than a place to live—it's a lifestyle. Whether you're enjoying a cozy evening by the fire, cooking with a view, or soaking in the mountain air from your deck or enjoying your hot tub in the forest, this home offers the perfect blend of comfort, style, and natural beauty.