



GRASSROOTS
REALTY GROUP

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**318 Willow Pointe
Canmore, Alberta**

MLS # A2235522



\$4,095,000

Division:	South Canmore		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,161 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape		

Heating: In Floor, Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Rubber

Basement: None

Exterior: Stone, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: T.V's and remotes, remote for some window blinds, sonos sound system, BBQ, hot tub, shelving in garage

Welcome to this stunning custom mountain home, tucked away on a very private street in one of Canmore's premium and most sought-after locations. Panoramic views from the Three Sisters to the Rundle Range fill the open-concept upper level through dramatic raked windows. A striking Rundle stone fireplace anchors the spacious living and dining areas, while the chef's kitchen impresses with Wolf, Sub-Zero, and Miele appliances, granite counters, and an island bar. Step onto the wraparound deck for all-day sun and mountain vistas. The vaulted primary suite features its own view deck and spa-inspired 5-piece ensuite with steam shower and jetted tub. A second bedroom with ensuite, laundry, and powder room complete this level. The walkout lower level offers in-slab heat, a large family room with fireplace, two bedrooms, a 5-piece bath, and an office with custom built-ins. Finished with low-maintenance landscaping and extensive Rundle stone, plus an oversized, heated garage.