



GRASSROOTS
REALTY GROUP

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221 Benchlands Terrace Canmore, Alberta

MLS # A2245153



\$1,975,000

Division:	Benchlands		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	912 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Private, Sloped Down, Street Lighting, Views		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s)		

Inclusions: N/A

A masterwork of alpine design, this refined residence on Benchlands Terrace, with 2,794 sqft of living space, reflects the architectural vision of Robert LeBlond—Governor General’s Award-winning architect—who infused the home with a timeless mountain aesthetic and an unflinching connection to place. Set on a sloping site with commanding views of the Bow Valley, the home is both a serene retreat and a celebration of wilderness living. The architecture unfolds across a thoughtfully executed three-level split, where form follows function and every detail reflects a legacy of craftsmanship. On the main level, vaulted ceilings soar above a sunlit living room, framed by exposed timber elements that evoke the strength and honesty of traditional alpine construction. Windows capture a panorama of peaks, while the adjoining kitchen and dining spaces offer an elegant canvas for gathering and entertaining. Above, two upper-level bedrooms—including the light-filled primary suite—offer a private vantage to the north and south. The primary opens directly onto a landscaped walkway leading south, where the line between indoors and out disappears into forest and sky. The lower walkout level reveals a generous family room and an additional bedroom —ideal for hosting guests in comfort and seclusion. This level also connects seamlessly to the land below, where the wild character of the site is preserved and celebrated. With a double car garage, enduring finishes, and a history of conscientious stewardship, 221 Benchlands Terrace offers not only architectural pedigree—but the rare opportunity to inhabit a home where design, nature, and timeless mountain spirit converge.