



104 River's Bend Way
Dead Man's Flats, Alberta

MLS # A2249138



\$2,299,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,562 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage		

Inclusions: n/a

Discover the perfect blend of mountain living and income potential. This thoughtfully designed single-family home comes with a legal suite licensed for short term rentals, giving you unmatched flexibility, whether you're looking for revenue generation, guest accommodations, or extra space for a growing family. From the moment you enter, the open-tread hardwood staircase with glass railing sets the tone for modern mountain elegance. On this level, a spacious family room opens directly to a covered deck and private backyard retreat. The primary suite offers true relaxation with a large walk-in shower, soaker tub, double vanities, and a generous walk-in closet, while two additional bedrooms provide space for family or guests. Upstairs, natural light pours into the home through a wall of windows framing breathtaking mountain views. A striking shed-roof design and wood-burning fireplace create a warm, contemporary alpine feel. The gourmet kitchen features a 12-foot island, KitchenAid appliances, and seamless flow into the dining and living areas—perfect for entertaining. Step outside onto one of the three decks to enjoy sunrises, sunsets, and year-round mountain scenery. A dedicated office (or optional 5th bedroom) and 2-piece bath complete this level. The lower level offers room to grow, currently set up as a home gym and additional family space but easily adaptable to your needs. The self-contained 1-bedroom legal suite has its own entrance, kitchen, laundry, and living area ready for short-term rental income or long-term tenants. Located in the sought-after community of Dead Man's Flats, this property is exempt from the foreign buyer ban and just minutes from both Canmore and Banff National Park. Whether you're seeking a full-time residence, a mountain getaway, or a revenue-generating investment, this home offers it all.