



**27, 137 Wapiti Close
Canmore, Alberta**

MLS # A2257146



\$1,298,000

Division:	Eagle Terrace		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,501 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Off Street, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 620
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Log, Stucco, Wood Siding	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage		

Inclusions: 1 Garage Door Opener & 2 Remotes, Murphy Bed, China Cabinet, Gas BBQ, Bunk Beds, All Blind and Window Coverings

Stunning 3-Bedroom Townhouse with Sweeping Mountain Views & Welcome to Canmore Living at Its Finest! Nestled in the heart of Canmore, this incredible 3-bedroom, 3.5-bath townhouse offers 1,999 Sq ft of living with the perfect blend of luxury, comfort, and unbeatable mountain views. With panoramic vistas of the iconic Three Sisters, and sun-drenched southern exposure, this home invites you to live where nature meets elegance. Step inside and discover refinished maple hardwood floors adding warmth and charm. The open-concept main floor is highlighted by a gourmet kitchen with granite island countertops, newer high-end appliances, and a cozy rock fireplace & perfect for mountain evenings. Upstairs, two generously sized bedrooms each feature large walk-in closets, with a one of the three decks in the unit right off the master bedroom, as well access to full bathrooms, making it ideal for both families and guests. The main-level powder room adds convenience and style just off the kitchen and living space. The lower level is a true flex space & whether you need a home office, guest suite, or a third bedroom, this area is designed to adapt to your lifestyle. Complete with a 4-piece bathroom, Murphy bed, walk out patio, in-floor heating, and access to the garage, it's both practical and inviting. This is more than just a home & it's your gateway to the Canmore lifestyle. Whether you're enjoying morning coffee with mountain views or coming home after a day on the trails, this townhouse offers the perfect base for it all. Don't miss your chance to own this incredible piece of Canmore!