



GRASSROOTS
REALTY GROUP

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**24, 242 Benchlands Terrace
Canmore, Alberta**

MLS # A2259301

\$989,000



Division:	Benchlands		
Type:	Residential/Other		
Style:	2 and Half Storey		
Size:	1,312 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 450
Basement:	See Remarks	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, See Remarks, Stone Counters		

Inclusions: n/a

This lovely 1,535 sqft three bedroom, two and a half bath townhome in the desirable Benchlands area offers a thoughtful split-level design with space for family and guests to spread out. The welcoming living room features hardwood floors, a cozy gas fireplace, and access to a private deck with forest reserve views. A half flight up, the generous kitchen boasts stainless appliances, stone counters, eating bar, and direct access to a south-facing BBQ deck. The adjoining dining area overlooks the living room, enhancing the bright, open flow. Upstairs, both bedrooms include private ensuites; the primary offers a large walk-in closet. The lower level provides a versatile flex room or third bedroom with oversized windows, plus a separate laundry. Added features include a half bath on the main level, central vacuum, and a single-car insulated garage offering secure parking, storage, or workspace—an inviting mountain retreat near trails, school, and downtown.