



GRASSROOTS
REALTY GROUP

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**458 Stewart Creek Close
Canmore, Alberta**

MLS # A2259644



\$2,250,000

Division:	Three Sisters		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,066 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Views		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	R2 - with walkout
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Sitting on one of the largest lots in the neighborhood, this home offers 4 bedrooms, 4 bathrooms and over 3000SF. With 360° panoramic views, no expense was spared bringing the backyard retreat to life! Enjoy a blend of low-maintenance hardscaping and lush, vibrant greenspace (complete with 3 zone irrigation and LED lighting). From the sunken firepit with seating for 16 and private hot tub to the BBQ deck off the dining room and seating area with a built in umbrella. Whether it's BBQs, dinners under the stars, or late-night card games, this backyard is built for every occasion. With vaulted ceilings and wall to wall windows every room was designed to maximize natural light and capture the beauty of the surrounding peaks. The open-concept living/kitchen/dining area is perfect for gathering with Monogram appliances, ample custom cabinetry, a generous walk in pantry and cozy gas fireplace. The walkout basement features a tall ceilings, a thoughtfully designed family room with custom built-ins and a practical fitness or games area, with a heated double car garage ensures parking and storage are never a concern. Set within one of Canmore's newest and most thoughtfully designed neighborhoods the community places a strong emphasis on walkability and connection to the outdoors. Explore nearby walking and biking trails, playgrounds, parks, and even a disc golf course. Tee off at the world-renowned Stewart Creek Golf Course, just minutes away, or stroll/bike into Downtown Canmore for shops, dining, and events. For added convenience, the Roam Bus provides effortless connections throughout the Bow Valley.