



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

104, 702 4 Street
Canmore, Alberta

MLS # A2263275



\$1,289,000

Division:	South Canmore		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,607 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Garage Door Opener, Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 566
Basement:	None	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Beamed Ceilings, Granite Counters, Kitchen Island, No Smoking Home, Steam Room, Storage, Walk-In Closet(s)		

Inclusions: N/A

Immaculately maintained South Canmore townhome located steps from Downtown restaurants, shops and the Bow River walking trails. Perfect as a vacationer retreat, investment property or full-time living. This Elk Run Custom Home features 3 full baths, and 3 bedrooms. Four patios offer panoramic views of the Bow Valley from its South, East and West facing windows. The interior showcases exceptional craftsmanship with cherry hardwood flooring, floating stairs, custom cherry cabinetry, wood beams, granite countertops, and in-floor heating on the main level. The luxurious primary suite includes a steam shower and in-floor heating in the ensuite bath for a true spa like experience. Additional features include a single attached car garage equipped with a 220 volt outlet for an EV charger. Enjoy the warmth of the Rundle rock gas fireplace in the cozy living room or relax on one of the outdoor patios while taking in the stunning mountain scenery. Make this your home today.