



**GRASSROOTS**  
REALTY GROUP

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

2, 300 Eagle Terrace Road  
Canmore, Alberta

MLS # A2263382



**\$1,490,000**

Division:	Eagle Terrace		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	2,008 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Ma		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 470
Basement:	Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	Multi-Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Solar Tube(s), Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Perched above the desirable Eagle Terrace neighbourhood, this three-level walk-out townhouse offers the perfect balance of mountain living & modern comfort. A coveted corner suite with a single-car garage, it has been thoughtfully designed by the original owners who modified the floorplan to maximize space & natural light with additional windows framing the stunning alpine surroundings. The main living area features an open-concept design anchored by a striking river rock gas fireplace. Step onto the front balcony to take in sweeping views of the iconic Three Sisters peaks. A smartly laid out kitchen with island and a cozy breakfast nook extend seamlessly to a second balcony overlooking a peaceful treed reserve, the ideal backdrop for your morning coffee. A dining area & powder room complete this inviting level. Upstairs, two spacious bedrooms with vaulted ceilings each enjoy their own private ensuite; separated by a dedicated laundry area. One bedroom captures inspiring mountain views, while the other gazes into the quiet treetops, offering the best of both worlds. The walk-out level provides a versatile flex room with direct access to a private patio & hot tub, perfect for unwinding after a day of adventure. A full bathroom, storage & single-car garage complete this thoughtfully appointed home. Whether you are looking for a full-time residence or a mountain retreat, this property offers more than just a home—it's your gateway to the coveted Eagle Terrace lifestyle, where trails, community & breathtaking views are just outside your door.