

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

## 2, 300 Eagle Terrace Road Canmore, Alberta

MLS # A2263382



\$1,390,000

Division: **Eagle Terrace** Residential/Other Type: Style: 3 (or more) Storey Size: 2,008 sq.ft. Age: 2003 (22 yrs old) **Beds:** 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: Sewer: Carpet, Ceramic Tile, Laminate Roof: Condo Fee: \$ 470 Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Wood Frame 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.