



**GRASSROOTS**  
REALTY GROUP

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

**147 Benchlands Terrace S  
Canmore, Alberta**

**MLS # A2264242**



**\$2,149,000**

<b>Division:</b>	Benchlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,780 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Environmental Reserve, Many Trees		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	0050
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected, Garbage Collection, Water C
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Well maintained family home on the quiet side of the road. This home features 4 bedroom, 3 bathrooms. Outstanding views of the Three Sisters mountains and Rundle range. Extra large south facing front deck. In-slab flooring heating on the 1st level, Oversized garage to provide storage for all your outdoor gear plus room for 2 cars. A three minute drive to downtown Canmore or a 15 minute walk along the pathways. This house backs onto the protected wildlife corridor. Nothing will be built in front or behind this lot. Storage space under the stairs from a bedroom on the main level. There are trails between the houses on the north side. This home need to be viewed to appreciate all it offers