

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

## 501H, 3000 Stewart Creek Drive Canmore, Alberta

MLS # A2265412



\$1,120,000

Division:	Three Sisters				
Type:	Residential/Four Plex				
Style:	3 (or more) Storey				
Size:	1,400 sq.ft.	Age:	2016 (9 yrs old)		
Beds:	2	Baths:	2 full / 1 half		
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulat				
Lot Size:	0.04 Acre				
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, See Remarks, St				

Heating:	Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	Public	
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer	
Roof:	Asphalt Shingle	Condo Fee:	\$ 675	
Basement:	None	LLD:	-	
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R3-SC	
Foundation:	Poured Concrete	Utilities:	-	
Features	Closet Organizare, High Coilings, Open Flourglan, Primary Downstairs, Quartz Countage, Stone Countage, Vaulted Coiling(s), Walk In			

Closet Organizers, High Ceilings, Open Floorplan, Primary Downstairs, Quartz Counters, Stone Counters, Vaulted Ceiling(s), Walk-In **Features:** Closet(s), Wood Counters

Inclusions:

N/A

In a back row location, alongside a lovely treed hillside you'll find this well appointed, bright & spacious modern townhome. Over 3 storeys, with no one above or below you, this end unit provides serenity & pride of place in the Three Sisters of Canmore. On entry, vaulted ceilings & a glass bordered stairway leads up to the main level, or down to a handy flex space, laundry & single garage, perfect for active lifestyles. The middle floor offers 2 bedrooms, where the primary suite is an ideal respite with its own bath & generous closet space. A private balcony leads to the woods alongside. Upstairs, views are panoramic, where 3 walls of glass bring the outside in. A thoughtfully laid out kitchen sits together with the dining area & will be the heart of entertaining. Opposite, the living room inspires relaxation & calm under soaring ceilings. Finding inspired design which brings comfort & utility while also offering an environment that's "of" Canmore is a rare offering. We hope you agree!