



**GRASSROOTS**  
REALTY GROUP

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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, Insulated, Sir		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street L		

**Heating:** Fireplace(s), Forced Air, Natural Gas, Radiant

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Stone, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

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

**Inclusions:** N/A

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** \$ 675

**LLD:** -

**Zoning:** R3-SC

**Utilities:** -

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 1743 SF 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!