



GRASSROOTS
REALTY GROUP

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**34 Lac Des Arcs Drive
Lac Des Arcs, Alberta**

MLS # A2271367



\$1,749,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,151 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Multiple Driveways, Parking Pad, RV Access/Parking		
Lot Size:	0.52 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Native		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	Sauna in the Basement		

This half-acre walkout estate sits in the quiet hamlet of Lac des Arcs, framed by uninterrupted views of the Canadian Rockies. With over 3,400 sq ft of developed living space, it's a warm, inviting mountain retreat built for comfort and connection to the outdoors. The bright open main floor features maple hardwood, vaulted ceilings, a welcoming living room with a custom river-rock fireplace, and a chef-inspired kitchen with cherry wood cabinetry and a massive 9-ft island. The attached solarium dining room offers incredible light and mountain views through its floor-to-ceiling windows. A spacious main-floor primary suite adds everyday convenience with its own 4-piece ensuite, generous windows, and nearby laundry. Upstairs, a second large primary suite includes a walk-in closet, full ensuite, and access to a broad balcony shared with the loft. The fully developed walkout level is ideal for guests, teens, or multigenerational living, complete with a second kitchen, huge recreation room, two additional bedrooms, a full bath, and plenty of storage. Enjoy the scenery from nearly every room or step onto the wrap-around deck with multiple access points. All of this sits steps from trails, climbing, the Bow River, and Grotto Canyon, with Canmore only 10–15 minutes away. A rare blend of space, privacy, and true mountain living.