



**4 Prospect Close  
Canmore, Alberta**

**MLS # A2272225**



**\$3,499,000**

<b>Division:</b>	Homesteads		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,281 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Irregular Lot, La		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	None		

Set in one of Canmore's premier neighbourhoods, this custom-built Prospect residence captures panoramic mountain views from its elevated perch. Crafted for both everyday living and effortless entertaining, the home's main level brings together the kitchen, dining area, great room, and primary suite in a seamless layout that can be reached directly from the front entry or the triple-car garage via a private elevator. Resting on an impressive 21,786 sq ft lot, the property rises gently above the road and borders a natural forested slope, allowing the home to take full advantage of its stunning alpine backdrop. A selection of thoughtfully placed outdoor spaces lets you follow the sun and enjoy the changing seasons year-round. The lower level welcomes family and guests with a spacious family room and three well-appointed bedrooms. Upstairs, an additional guest room— or a comfortable home office— adds flexibility to the 4,341 sq ft floor plan. Timeless mountain-inspired finishes, including a striking Rundle stone fireplace, lend warmth and sophistication throughout. With Main Street just a short stroll away along the Bow River pathway, this remarkable home pairs mountain living with unbeatable convenience.