



**GRASSROOTS**  
REALTY GROUP

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1, 101 Armstrong Place  
Canmore, Alberta

MLS # A2273721



**\$1,690,000**

Division:	Three Sisters		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	2,816 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Private		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 894
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	none		

Freshly refinished Floor, stairs and window frames. Upgradable to 4 Bedrooms. Welcome to this exceptional multi-level townhome located in a quiet, forest-lined pocket of Canmore, just minutes from Stewart Creek Golf Course. This large 3 bedroom + den townhouse (the den is upgradeable to a 4th bedroom via a different window hinge) offers 2,816 sq ft of thoughtfully designed living space, perfectly positioned for privacy and views. Beautifully maintained and recently refreshed, this home blends warm mountain charm with modern upgrades—ideal for full-time living or a weekend retreat. Step inside to an inviting and highly practical open-concept main floor where hardwood floors and stairs, newly refinished as of February, pair beautifully with massive windows that flood the space with natural light. The living area is anchored by a striking stone-clad natural gas fireplace, creating a cozy focal point for evenings with family or friends. The dining area comfortably accommodates a large table and flows into a well-appointed kitchen featuring granite countertops, stainless steel appliances, and ample cabinetry. Three generous bedrooms plus a spacious separate den provide flexibility and privacy, complemented by three and a half well-appointed bathrooms. Large windows throughout capture serene views of surrounding trees and nearby mountain peaks. The lower-level walkout offers an ideal flex space—perfect for a media room, guest quarters, or a quiet home office retreat. Enjoy outdoor living with both a sun-soaked balcony off the main level and a private, treed patio from the lower level. Additional highlights include central A/C for summer comfort and a spacious double garage with built-in storage cabinets, a convenient storage nook or workbench area, and parking for two additional vehicles on the driveway. This home delivers the mountain lifestyle.

you’ve been waiting for—quiet, scenic, and stylish