



GRASSROOTS
REALTY GROUP

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**107, 210 Hubman Landing
Canmore, Alberta**

MLS # A2277846



\$1,925,000

Division:	Three Sisters		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,947 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, N		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 605
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	None		

3,072 SF, back row of Hubman Landing, offers a rare opportunity to own a piece of paradise. Property features breathtaking westerly views down to Cascade Man in Banff, the Rundle Range, & cross-valley views of Grotto, Lady Mac, & 3 Sisters from the primary. Located at the end of a quiet cul-de-sac, designed with an open, functional layout, the 3-bed walkout floor plan allows for easy living & entertaining. Center pce of the great room is a striking 18 FT high rock gas FP, flanked by floor-to-ceiling windows that flood the space with light & stunning views. Fir vaulted ceilings enhance the sense of space, while open-riser fir stairs & timber beams above the expansive chef's kitchen add warmth & character to the home. Kitchen is equipped with high-end finishes & an 8-person eating bar opening to the formal dining area and living room. Top level w/ primary, featuring vaulted ceiling, a spacious loft & a lux ensuite that enjoying morning sun. A/C, new paint & wool carpet. Unparalleled views both front & back in a highly coveted location.