



GRASSROOTS
REALTY GROUP

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28, 137 Wapiti Close
Canmore, Alberta

MLS # A2281620



\$1,249,999

Division:	Eagle Terrace		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,460 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad, Paved, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 620
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	Res Multi
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Over 2,000 Sqft of refined living await in this elegant three-level townhome in the quiet, impeccably maintained Eagle Terrace. Mountain-inspired details shine throughout, from the slate tile entry and staircase to the rich hardwood floors and dramatic river rock fireplace. Expansive windows fill the home with natural light, creating a warm yet sophisticated atmosphere. The first floor features in-floor heating, custom built storage, and a large bedroom. On the main floor, an open-concept kitchen, dining, and living area anchored by a large quartz island are perfect for entertaining. Step out onto the spacious decks to relax and take in the fresh mountain air. Upstairs, additional spacious bedrooms with walk-in closets offer comfort and privacy. Just minutes from downtown Canmore, enjoy walking access to restaurants, the Bow River, nearby trails, and Cougar Creek. Experience the best of mountain living in the heart of Canmore