



GRASSROOTS
REALTY GROUP

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**37, 137 Wapiti Close
Canmore, Alberta**

MLS # A2283446



\$1,230,000

Division:	Eagle Terrace		
Type:	Residential/Other		
Style:	3 Level Split		
Size:	1,536 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot		

Heating: In Floor, Fireplace(s), Forced Air, Geothermal

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Mixed

Foundation: Poured Concrete

Features: Central Vacuum, High Ceilings, Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 600

LLD: -

Zoning: Res Multi

Utilities: -

Inclusions: - Kitchen Table and chairs (Not Bench) , Armoire in Kitchen , Coffee table in Living room , Headboard and Mattresses in SW facing Bedroom - Vacuflow and attachments

Stunning Corner-Unit 3-Bedroom Townhouse with an Amazing View and just under 2200 Sqft total space! ~ Canmore Living at Its Finest! Located in the heart of Canmore, this exceptional corner unit delivers the privacy and extra natural light buyers love, along with sweeping, mountain vistas of the iconic Three Sisters. With south-facing exposure for all-day sun, this home is designed to showcase the view from multiple angles and outdoor spaces. Step inside to the warmth of maple hardwood floor a cozy rock fireplace, perfectly positioned for relaxing after a day in the mountains. The open-concept main level also features a convenient powder room~ideal for entertaining while the mountains remain the focal point. Upstairs, two spacious bedrooms each offer large walk-in closets and access to full baths. The primary suite is a true retreat, featuring one of three private decks~the perfect spot to take in the breathtaking corner-unit views morning and night. The versatile lower level offers a third bedroom or guest suite complete with a 4-piece bath, in-floor heating, and a walk-out patio. Perfect as a full-time home or weekend escape, this corner-unit property blends comfort, quality, and convenience~while delivering an amazing view that truly sets it apart. Don't miss your chance to own a piece of Canmore.