



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 163 Cairns Landing Canmore, Alberta

MLS # A2286834



# \$4,699,000

|           |                                                                       |        |                   |
|-----------|-----------------------------------------------------------------------|--------|-------------------|
| Division: | Three Sisters                                                         |        |                   |
| Type:     | Residential/House                                                     |        |                   |
| Style:    | 3 Level Split                                                         |        |                   |
| Size:     | 3,037 sq.ft.                                                          | Age:   | 2006 (20 yrs old) |
| Beds:     | 3                                                                     | Baths: | 3 full / 2 half   |
| Garage:   | Aggregate, Triple Garage Attached                                     |        |                   |
| Lot Size: | 0.41 Acre                                                             |        |                   |
| Lot Feat: | Cul-De-Sac, Irregular Lot, Landscaped, Sloped, Street Lighting, Treed |        |                   |

|             |                                                                                                                                                                                                                 |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | In Floor, Fireplace(s), Forced Air, Natural Gas, Wood                                                                                                                                                           | Water:     | -      |
| Floors:     | Cork, Hardwood, Tile                                                                                                                                                                                            | Sewer:     | -      |
| Roof:       | Rubber                                                                                                                                                                                                          | Condo Fee: | \$ 555 |
| Basement:   | Full                                                                                                                                                                                                            | LLD:       | -      |
| Exterior:   | Stone, Wood Siding                                                                                                                                                                                              | Zoning:    | R1     |
| Foundation: | Poured Concrete                                                                                                                                                                                                 | Utilities: | -      |
| Features:   | Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |            |        |
| Inclusions: | None                                                                                                                                                                                                            |            |        |

Located in Cairns on the Bow, just minutes from the gates of Banff National Park, this custom 4,000+ sq ft timber-frame residence offers a rare blend of privacy, warmth, and mountain character. Set on a beautifully treed 17,642 sq ft lot within Canmore's only gated community, the home combines natural seclusion with exceptional craftsmanship. Inside, soaring fir-paneled ceilings and the timeless elegance of Italian plaster set a warm and sophisticated tone throughout. The open-concept layout seamlessly connects the principal living spaces, ideal for both intimate family moments and grand entertaining. The great room is anchored by a striking Rundle stone wood-burning fireplace, creating a natural gathering space that radiates warmth and character. The kitchen pairs custom cabinetry with Sub-Zero and Viking appliances, thoughtfully designed for everyday living and effortless entertaining. The primary suite offers a peaceful retreat with treetop views and a spa-inspired ensuite finished in Marinace granite and travertine, complete with a jetted tub. Additional highlights include two spacious guest bedrooms, a home theatre, a versatile recreation room, a dedicated home office, and a custom bar &mdash; offering flexibility for family and guests alike. Outdoors, professionally landscaped grounds feature natural stonework, a built-in BBQ, and a cozy fire pit, creating the perfect setting for year-round mountain living. A rare opportunity to own a timeless timber-frame home in Cairns on the Bow, where privacy, nature, and thoughtful design come together in perfect harmony. <https://163cairns.info/>