



**18, 242 Benchlands Terrace  
Canmore, Alberta**

**MLS # A2291284**



**\$1,099,000**

<b>Division:</b>	Eagle Terrace		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Townhouse with garage and stunning mountain views. Enjoy unobstructed mountain views from both the front and back of this well designed townhouse, offering three bedrooms and two and a half bathrooms across a functional, light filled floorplan. The main level features an updated open concept kitchen, dining and living area highlighted by vaulted ceilings and expansive windows that flood the space with natural light and showcase the surrounding scenery. Step outside to a spacious deck off the living room, plus a second deck on the opposite side, perfect for enjoying sun at different times of day. Upstairs, two generously sized bedrooms each offer their own bathroom and ample closet space, creating comfortable private retreats. The lower level provides a third bedroom or flexible rec room, along with abundant storage. Located in a well managed complex on the sunny side of the valley, this home offers a desirable lifestyle with easy access to nearby hiking and biking trails, making it ideal for full time living or a mountain getaway.