



501H, 3000 Stewart Creek Drive  
Canmore, Alberta

MLS # A2294049



**\$1,084,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Three Sisters   |               |                   |
| <b>Type:</b>     | Residential/Four Plex   |               |                   |
| <b>Style:</b>    | 3 (or more) Storey  |               |                   |
| <b>Size:</b>     | 1,400 sq.ft.  | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Sir |               |                   |
| <b>Lot Size:</b> | 0.04 Acre   |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape, No Neighbours Behind, See Remarks, Street L    |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas, Radiant  | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 675       |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Wood Frame, Wood Siding  | <b>Zoning:</b>    | R3-SC        |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Open Floorplan, Primary Downstairs, Quartz Counters, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters |                   |              |
| <b>Inclusions:</b> | N/A   |                   |              |

In a back row location, alongside a lovely treed hillside you'll find this well appointed, bright & spacious modern townhome. Over 3 storeys, with no one above or below you, this 1743 SF end unit provides serenity & pride of place in the Three Sisters of Canmore. On entry, vaulted ceilings & a glass bordered stairway leads up to the main level, or down to a handy flex space, laundry & single garage, perfect for active lifestyles. The middle floor offers 2 bedrooms, where the primary suite is an ideal respite with its own bath & generous closet space. A private balcony leads to the woods alongside. Upstairs, views are panoramic, where 3 walls of glass bring the outside in. A thoughtfully laid out kitchen sits together with the dining area & will be the heart of entertaining. Opposite, the living room inspires relaxation & calm under soaring ceilings. Finding inspired design which brings comfort & utility while also offering an environment that's "of" Canmore is a rare offering. We hope you agree!