



**29, 242 Benchlands Terrace  
Canmore, Alberta**

**MLS # A2301850**



**\$1,188,900**

<b>Division:</b>	Benchlands		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** none

Immaculately maintained 1,574 square foot, 3-bedroom, 2.5-bath end-unit townhome in sought-after Benchlands, offering stunning mountain views, heated single garage, and two additional parking stalls. The thoughtful split-level design enhances the bright open flow and natural light throughout. The inviting living room features soaring ceilings, expansive windows, a wood-burning fireplace, and access to a large wraparound deck that enjoys a peaceful treed setting and breathtaking views, perfect for entertaining. A half level up, the spacious kitchen, which includes a huge pantry (with rough-in plumbing for a bathroom/laundry), opens to a second view deck, while the dining area overlooks the living room below. Upstairs, the primary suite offers a private ensuite and large walk-in closet. A second bedroom or ideal home office filled with striking views and natural light along with a bath/laundry completes this floor. The lower level includes a third bedroom with a 3 piece ensuite.