



**204, 714 3rd Street  
Canmore, Alberta**

**MLS # A2303050**



**\$1,399,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 309
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	No Smoking Home, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

If you've been searching for the idyllic Canmore vacation property or a full-time mountain home that truly has it all, your search ends here. Nestled in the heart of South Canmore just a short walk from Main Street and the river valley, this 3-bedroom, 4-bathroom townhome is one of the finest examples of mountain residential craftsmanship you will find in the Bow Valley. Masterfully built by Fournier Construction, the interior is timeless and elegantly finished throughout. Rich Douglas Fir trim and doors, pristine Walnut hardwood floors, and a heated tile foyer set the tone from the moment you step inside. The dream living room commands your attention with soaring vaulted ceilings centered by a bold Rundle Stone fireplace, oversized view windows that frame the mountains in every direction, and a large wrap-around sundeck that invites you outside to take it all in. The kitchen is appointed with stainless steel appliances, a gas countertop range, and a built-in oven, bar fridge and wine bar, newly installed Quartz countertops, designed for those who love to cook and entertain. A convenient half bath rounds out the main level as well as a private master suite with ensuite. Upstairs, you will find two generous bedrooms each with their own ensuite, plus the added convenience of upper floor laundry. All bedrooms are complete with ensuites ensuring every guest has their own private retreat. With over 1,600 sq ft of meticulously maintained living space, a single car garage, and a spacious entryway, this property shows like new from top to bottom. You will not find a better maintained home in Canmore. Properties of this caliber, in this location, rarely come to market. Reasonable condo fees of \$306/monthly and a healthy condo corporation round out your lifestyle investment in Canmore.