



**302, 801 Benchlands Trail  
Canmore, Alberta**

**MLS # A2305043**

**\$1,159,000**



<b>Division:</b>	Eagle Terrace		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,604 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Assigned, Garage Door Opener, Guest, H		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,090
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s)		

**Inclusions:** Some furniture negotiable

Penthouse living in Eagle Terrace, one of Canmore's most stunning neighbourhoods on Canmore's highly sought-after "sunny side." This expansive top-floor 2-bedroom plus den residence offers 1,595 square feet of single-level mountain living with sweeping, unobstructed northwest views of the Rockies. Filled with natural light throughout the day, the open-concept living and dining areas flow seamlessly to a spacious deck with three access points from the living room, kitchen, and primary bedroom, creating an effortless indoor-outdoor lifestyle rare at this level. An ideal place for your morning coffee or sunset viewing, with the Rockies as your backdrop from every angle. The thoughtfully designed layout features a spacious primary suite with mountain views, a well-appointed second bedroom, and a versatile den ideal for a home office or guest space. The kitchen is functional and well-positioned within the open-plan layout, which lends itself well to hosting and to those who love to cook. Where this property truly stands apart is in the details that matter most to mountain living. You'll find two oversized storage rooms, one conveniently located on the top floor and a second in the underground parkade. These provide exceptional space for gear, bikes, skis, and everything the Rockies lifestyle demands. Two titled underground parking stalls round out a package that is hard to find at this price point in Canmore. Eagle Terrace is one of those neighbourhoods that residents rarely leave. Steps from the Iron Goat, the Eagle Terrace field and playground, and Cougar Creek, with direct access to Canmore's infinite trail network right from your doorstep. Downtown Canmore is minutes away, yet the setting feels private, elevated, and immersed in the natural surroundings that make this valley so special. The building is well managed. Parkade is wired for EV chargers. This is a lock-and-leave

mountain home done right, a rare top-floor opportunity in one of Canmore's most enduring and desirable communities.