



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

701 Mallard Alley
Canmore, Alberta

MLS # A2067661



\$4,198,500

Division:	Town Centre_Canmore		
Type:	Residential/House		
Style:	3 Level Split		
Size:	4,810 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Concrete Driveway, Gravel Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Stone, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle, Other	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Beamed Ceilings, Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Back Unit- Fridge, Oven, Microwave/Broil Oven, Hoodfan, Dishwasher, Dryer

Wait is over, take a look at Canmore's "CreekHouse" with an unrivalled peaceful location on Policeman's Creek while only steps from the heart of Canmore. Firstly, the Creekhouseshould really be called the Creekhouses, as this property actually contains two complete homes in one building. This property is ideal to use as your Canmore Oasis while also gaining a high return from the short-term rental potential. Enjoy the custom details throughout both homes including extensive log work, wall murals, iron railings, river rock fireplaces & more. The Larger Home features 3 of the bedroom suites plus a great entertaining space, stunning office & views of the creek throughout. A shared hot tub sanctuary deck on the top floor is an oasis after a day at play in the mountains. The 2 bedroom home provides stunning south views throughout plus the feature bedroom with domed ceiling and a one-of-a-kind mural, something to behold. A large workshop & plenty of parking complete this Canmore legend