



**825 14th Street  
Canmore, Alberta**

**MLS # A2100068**



**\$3,575,000**

<b>Division:</b>	Lions Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,555 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	In Floor, Forced Air, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Hot Tub

Nestled in the serene embrace of Canmore's majestic mountains, 825 14th Street stands as a testament to luxurious mountain living. Infused with the essence of the Canadian Rockies and Canmore's storied past, this bespoke residence is a sanctuary of privacy, offering breathtaking views and an intimate connection with nature. Spread across two meticulously crafted levels, the home's upper floor is a celebration of open-concept design, with exposed timbers that pay homage to the rugged landscape. The living room and kitchen, bathed in southern light, provide a warm and inviting space for both relaxation and entertainment, while offering sweeping vistas of the towering peaks. The primary suite is a haven of tranquility, oriented northward to frame the awe-inspiring mountain crests. It opens onto a west-facing balcony, a perfect retreat to soak in the alpenglow evenings. The home is thoughtfully designed for longevity, complete with a concealed elevator shaft to ensure comfort through every stage of life. Privacy is paramount, yet the vibrancy of Canmore's eclectic Main Street and shopping district is just a stone's throw away, offering the best of secluded living and community charm. With four plush bedrooms and three full bathrooms, the residence affords generous spaces for family and friends to come together. The indoor and outdoor environments merge seamlessly, creating an expansive living experience that is both intimate and grand. This home at 825 14th Street is a versatile offering that promises a lifestyle of mountain elegance and effortless sophistication, a place where every detail caters to both the heart seeking a forever home and the spirit desiring a mountain retreat.