



GRASSROOTS
REALTY GROUP

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930 9 Street
Canmore, Alberta

MLS # A2106276



\$4,938,000

Division:	Lions Park		
Type:	Residential/House		
Style:	3 Storey		
Size:	5,722 sq.ft.	Age:	2018 (6 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Hea		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Garden,		

Heating:	Boiler, Central, Fan Coil, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Exhaust Fan, Fireplace(s), Forced Air, Hot Water, Humidity	Water:	
Floors:	Concrete, Cork, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

Beautiful Rocky Mountain Views, Quiet & Convenient Location Situated in the heart of Canmore, with stunning mountain views and the convenience of downtown living, this exquisite executive home is surrounded by lush gardens & mature trees for the perfect park-like setting. Showcasing 5721 sq. ft of custom design, over three levels, the main house has seven bedrooms and six bathrooms. Two of the bedrooms are situated in a lower-level guest suite, with a separate exterior entrance, small kitchen, laundry, and living room. The house also has a separate, legal one bedroom suite above the garage with fantastic views, vaulted ceilings, private deck, full kitchen, 3 pc bath, living room & laundry. With large windows, sunny spaces, gourmet kitchen, secret rooms, window seats, this impeccably maintained home is unparalleled in luxury and comfort. This residence stands as a testament to exceptional construction quality, boasting an array of features that exceed expectations. A private showing is strongly recommended to fully appreciate the finer details.