



GRASSROOTS
REALTY GROUP

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

**220 Eagle Point
Canmore, Alberta**

MLS # A2112877



\$2,650,000

Division:	Eagle Terrace		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,556 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, S		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Masterfully designed home on a spectacular Eagle Point lot. Perched high above on a massive and private lot, this property was designed by Loren Harms and built by Elk Run Custom Homes. With unmatched attention to detail and Rocky Mountain Architecture, the house won the Mayor's award for "best single family home". Grand entrance welcomes you and leads into the open concept kitchen, dining and living room with 25 foot vaulted ceilings, beautiful timber frame work and a wood burning fireplace. Amazing space for family gatherings and entertaining, with access to front and back decks. Just up a few steps on the top floor is the primary suite accented by a two sided gas fireplace, ensuite bath with a jetted tub and steam shower. It offers access to a large private deck at the back of the home complete with a hot tub overlooking reserve. Two more bedrooms each with its own full bathroom, a fourth bedroom (could be used as additional living space or media room with a wet bar), loft office space plus a three car garage and plenty of storage space complete the home.