



**4, 201 benchlands Terrace  
Canmore, Alberta**

**MLS # A2116959**



**\$1,248,000**

<b>Division:</b>	Benchlands		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,443 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Driveway, Parking Pad		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance La		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	Finished, Partial, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	NA		

Explore the epitome of mountain modern luxury in this 2146 SQ FT, fully renovated residence tucked away in a prestigious cul-de-sac, offering awe-inspiring mountain and wilderness vistas. This chic abode seamlessly marries contemporary sophistication with the inherent beauty of its surroundings. Step inside to discover a radiant haven adorned with bespoke designs that enchant at every glance. Embrace the sunny-side locale, expansive backyard, and a generously sized deck spanning 215 sq ft, perfect for immersing yourself in the panoramic scenery. Indoors, uncover a well-appointed guest suite and ample storage solutions. From the graceful contours of its architecture to the high-end stainless steel appliances, including an induction cooktop. Radiant heated floors throughout, every aspect has been thoughtfully selected to enhance your living experience. This harmonious fusion of style and practicality creates an enticing refuge in the heart of the Rockies, whether you're seeking a tranquil getaway or a permanent residence. Welcome to your mountain sanctuary.