



**GRASSROOTS**  
REALTY GROUP

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171, 10 Walker  
Canmore, Alberta

MLS # A2125119



**\$4,500,000**

|           |                                                   |        |                   |
|-----------|---------------------------------------------------|--------|-------------------|
| Division: | Homesteads                                        |        |                   |
| Type:     | Residential/House                                 |        |                   |
| Style:    | 2 Storey                                          |        |                   |
| Size:     | 4,951 sq.ft.                                      | Age:   | 2000 (24 yrs old) |
| Beds:     | 5                                                 | Baths: | 5 full / 1 half   |
| Garage:   | Heated Garage, Triple Garage Attached             |        |                   |
| Lot Size: | 0.56 Acre                                         |        |                   |
| Lot Feat: | Low Maintenance Landscape, Rectangular Lot, Views |        |                   |

|             |                                           |            |        |
|-------------|-------------------------------------------|------------|--------|
| Heating:    | Boiler, In Floor, Forced Air, Natural Gas | Water:     | -      |
| Floors:     | Hardwood, Slate                           | Sewer:     | -      |
| Roof:       | Concrete                                  | Condo Fee: | \$ 511 |
| Basement:   | Finished, Full, Walk-Out To Grade         | LLD:       | -      |
| Exterior:   | Post & Beam                               | Zoning:    | 12     |
| Foundation: | Poured Concrete                           | Utilities: | -      |

**Features:** Beamed Ceilings, Bidet, Bookcases, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Steam Room, Vaulted Ceiling(s)

**Inclusions:** None

Exclusive Timber-frame Residence in Canmore's Coveted Falcon Lane. This extraordinary 5-bedroom, 6-bathroom home occupies a sprawling 15,263 square foot lot. Crafted beyond compare, this custom-built sanctuary offers over 8,000 square feet of luxurious living space, featuring timeless mountain-inspired architecture. Its exterior, fashioned entirely in stone, evokes the elegance of a French Chateau, while the grandeur of the main floor great room is accentuated by stunning reclaimed timber-frame construction, boasting soaring ceilings and a magnificent 30-foot stone wood-burning fireplace. Rarely does a property of this caliber grace the Canmore market; its sheer volume and exquisite design render every living space breathtaking. The main floor encompasses a great room, generous lounge area with fireplace, expansive private office, and a sumptuous primary bedroom complete with a lavish 6-piece ensuite. Ascend to the upper level to discover a charming loft space with a delightful sitting area, offering a showcase of impeccable timber craftsmanship, along with two well-appointed bedrooms, each with its own ensuite. Nestled beneath the majestic Lawrence Grassi, this location is unparalleled, offering absolute seclusion and enchanting views of the Bow River.