



**119 Benchlands Terrace
Canmore, Alberta**

MLS # A2130765

\$2,299,500



Division:	Benchlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,062 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Few Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Sauna		

Inclusions: N/A

Entering this 3,062 sq ft open plan 4 bedroom single family home you will be enthralled by the panoramic mountain peak vistas & immense valley views through the mammoth wall of windows, on both the ground & upper level living spaces, confirming your belief that a location like this truly does exist. As you enter you are drawn upstairs to the living room with vaulted ceilings & raked windows to enjoy the sun & views. The deck is steps away along with the open dining & kitchen that features a large walkin pantry & wine cellar or storage. Also on this level is the primary retreat with ensuite bath, walkin closet plus a second bedroom & full bath. The entry level includes a second large living room / family room with more stunning views & light along with two more bedrooms, full bath with sauna, laundry room & generous storage all with toe warming inslab heat. A large single car garage with additional storage & a large yard with shed complete this home on the bench overlooking Canmore.