



GRASSROOTS
REALTY GROUP

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**276 Eagle Terrace Road
Canmore, Alberta**

MLS # A2131332



\$2,475,000

Division:	Eagle Terrace		
Type:	Residential/House		
Style:	3 Storey		
Size:	3,067 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	5
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	0.28 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, L		

Heating:	Combination, In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Post & Beam, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Track Lighting, Vaulted Ceiling(s), Wood Windows

Inclusions: Some furniture available for sale excluded of this sale.

Home in Eagle Terrace on a 12,379 sq. ft. lot backing onto wildlife reserve. Over 3670 sq. ft. of living space and 590 sq. ft. undeveloped space. The main floor great room boasts fir ceilings and floor-to-ceiling windows bathe the space with natural light. Gas fireplace with thermostat for cool winter evenings. Easy entertaining indoors and out with a kitchen and dining area that flows onto the back deck for your gas barbeque. Spacious master bedroom, sitting area with gas fireplace located on the main floor and private deck. The master bathroom has in-floor heating for those cool mornings. Den has a vaulted fir ceiling and deck with mountain views. Second floor offers, one bedroom with 3 piece bathroom and deck. Two bedrooms share a 4 piece bathroom. Also a play room for little guests. The ground level has a bedroom/exercise room and 3 3-piece bathroom. Access to the triple attached garage, one stall has in-floor heat. Must see!