



GRASSROOTS
REALTY GROUP

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**478 Stewart Creek Close
Canmore, Alberta**

MLS # A2132853



\$2,195,000

Division:	Three Sisters		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,081 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Gentle Sloping, No Neighbours Behind, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R2 - half duplex
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s)

Inclusions: n/a

Over 3000 square feet of meticulously designed space, this luxury half duplex captivates with jaw-dropping mountain views that steal your attention the moment you step inside. The heart of the home is a large, sun-filled living, kitchen, and dining area, seamlessly integrated to create the ultimate setting for hosting and gathering friends and family. The first of two gas fireplaces adorned with exquisite stone masonry enhance the ambiance, while engineered hardwood and tile flooring run throughout. Vaulted ceilings amplify the spaciousness, leading out to a large BBQ deck that overlooks a beautifully landscaped backyard, offering unobstructed views and a perfect backdrop for serene outdoor living. The property boasts a large yard, double car garage, ample storage, and an open concept layout with 3 generously sized bedrooms upstairs and an additional bedroom downstairs. The primary bedroom is a retreat on its own, with a spa-like ensuite and private south-facing view deck for personal moments of tranquility. Additionally, the walkout basement opens up to a second family room, providing spacious living areas across all levels. This home encapsulates the essence of a perfect mountain residence, designed for those seeking luxury, comfort, and the beauty of nature. Adjacent to the Stewart Creek Golf Course, enjoy a weekend of golfing or the countless hiking, biking, and walking trails.