



108 River's Bend Way
Dead Man's Flats, Alberta

MLS # A2133893



\$2,499,998

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|------------------|------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,974 sq.ft. | Age: | 2018 (6 yrs old) |
| Beds: | 5 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Cul-De-Sac, Lawn | | |

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|--------------------|--|-------------------|-----|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Metal Siding , Stone, Stucco | Zoning: | R1B |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: n/a

Step into mountain modern luxury at 108 River's Bend Way! This exquisite home was designed by the highly respected and sought-after local designers at Russel and Russel Design Studios. This custom built single family home features over 4300 square feet of high-end finishings, gorgeous hardwood floors, quartz countertops, metal baseboards, and soaring ceilings that will elevate your living experience. The impressive upper floor living space showcases a chef's kitchen and living area which offers breathtaking panoramic south-facing mountain views. Enjoy the modern convenience of a stylish wireless temperature-controlled gas fireplace that adds elegance to the space and is perfect for cozy evenings. With two decks on the upper level, you will always have the perfect outdoor space for sunbathing or relaxing in the shade - no matter the time of day! You have privacy and mountain views from both decks making it easy to spend time outdoors. For your convenience and privacy, the primary bedroom is located on the upper floor and offers mountain views and an ensuite for your relaxation. Step into the oversized tiled shower or unwind in the inviting stand alone soaker tub complete with its own chandelier. On the main level, you will find two bathrooms and three generous sized bedrooms, one with its own ensuite. Outside of these bedrooms is a second living room for family movie night or a separate space for the kids to relax. A large laundry room with an impressive amount of storage and gorgeous built in lockers at the front entrance complete the main level. On the lower level you will find your home gym. If this space is not required, the room can easily be converted into a home office, a theatre room, or a sixth bedroom. On this level, you will also find a completely self contained one bedroom apartment with its own outside entrance. The apartment is currently being run as a very

successful visitor accommodation unit with an excellent track record. The owners run a management company and would be happy to take on the management of the unit if this is something you aren't interested in doing yourself. Get the cash flow without the hassle! The beautifully decorated and functional lower level apartment can be accessed from outside and also through a locked door in the storage room easily connecting it to the rest of the home. If running a vacation rental is not appealing to you, the apartment would also make a great long term rental, nanny suite, in-law suite, or be used to increase your living space substantially. Deadman's Flats is exempt from the Foreign Buyer Ban, making this property an excellent opportunity for non-residents looking to purchase in the Canadian Rockies near Canmore & Banff National Park.