



**426 Eagle Heights
Canmore, Alberta**

MLS # A2137019



\$2,600,000

Division:	Eagle Terrace		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,943 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Hot Water	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Pantry		

Inclusions: N/A

Masterfully built property on a prime Eagle Terrace lot. Situated at the top of Eagle Heights with panoramic views, this home offers everything one could ask for in a mountain home. A large entryway welcomes you and leads into an open concept kitchen, dining and living area with vaulted ceilings and massive windows to take in the sun. The living room extends onto a large south facing deck with views of the Three Sisters, Ha Ling and Mount Rundle. The primary bedroom is also on this floor. The top floor offers two large bedrooms, full bathroom plus a loft. The lower level walk out has a huge rec room, two more rooms and bathroom. With plenty of storage space and a double car attached garage, this is an ideal full time home for a growing family or a weekend retreat. Fantastic location at the top of the street, easy access to hiking and biking trails. Beautifully maintained by caring owners with significant environmental upgrades including an array of solar panels, Tesla power walls and charging for two electric cars.