



**12, 101 Armstrong Place  
Canmore, Alberta**

**MLS # A2138005**



**\$1,750,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,158 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lawn, Reverse Pie Shaped Lot, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 835
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Wired for Sound

**Inclusions:** All Home Belongings Including: Hot Tub, Furniture, Kitchenware, Beds and Bedding, Decor

Nestled in the heart of Three Sisters and around the corner from the Stewart Creek Golf Course sits this luxurious turnkey townhome. This 4 bedroom south facing end unit offers spectacular mountain scenery in an exclusive & tranquil location. This arts and craft style home invites you in with a grand vaulted entry and open concept floor plan that seamlessly connects the kitchen, living and dining areas. The kitchen offers a large pantry, gas stove, and granite counters while the living room showcases a gas fireplace, soaring floor to ceiling windows adorning the home in natural light and captivating you with those stunning mountain views. Just off the living room is a large deck that's ideal for gathering with friends and loved ones for that seamless transition between indoor and outdoor living. A main floor guest bedroom and full bath completes the level. As you ascend to the second level, you'll find a convenient laundry room, full bath, and three generous bedrooms including the primary retreat. The serene primary offers a walk-in closet and relaxing 5pc ensuite complete with jetted soaker tub and separate shower. Heading down to your walk-out lower level, you'll be presented with a spacious family room with gas fireplace and custom bar, and a full bath. Access to the double car garage and an abundance of storage ensures space for all your seasonal items. If you're looking to surround yourself in mountain living then this home is your opportunity to own a piece of Canmore's natural beauty.