



**411 Canyon Close
Canmore, Alberta**

MLS # A2138987



\$1,798,000

Division:	Avens/Canyon Close		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,737 sq.ft.	Age:	1997 (27 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated,		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Front Yard, Low Maintenance Landscape, Irregular Lot, Reverse F		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Post & Beam, See Remarks, Stone, Wood Frame, Wood Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	2nd Refrigerator, Electric Range, 2nd Dishwasher, 2nd Washer, 2nd Dryer		

A Canmore family dream. With 5 bedrooms, 3 full baths, sprawling decks & spacious yards wrapping around this post & beam home on a corner lot, all the elements for your best life in the Bow Valley come together. On 3 levels, the ground floor features 2 bedrooms, a kitchen & living area, a space ideal for guests or a large family. An oversized 2 car garage & parking for 3 cars in the drive add incredible utility. The main floors' Great Room under vaulted ceilings & timber frame construction exudes an atmosphere evocative of mountain living. A kitchen anchored by stainless & granite, with separate dining area provide discrete environments in an open plan. Tying this level together, the hardwood floors lead back to 2 bedrooms, a full bath & laundry. Upstairs, the master suite is entered via a cozy reading loft through French doors. This private respite invites long soaks in the custom tub, before sending you off to sleep surrounded by the rich detailing of this custom, master-built single-family property. R1A zoning in an active community close to playgrounds, schools & endless recreation opportunities, an investment in both your present & future.