



GRASSROOTS
REALTY GROUP

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1214 15 Street
Canmore, Alberta

MLS # A2139573



\$6,200,000

Division:	Lions Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,178 sq.ft.	Age:	1994 (30 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Gated, Interlocking Driveway, Oversized, Triple Garage Dr		
Lot Size:	0.47 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Private, See Remarks, Views		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Cork, Hardwood, Slate

Roof: Metal

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Beamed Ceilings, Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Steam Room, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Furniture, most housewares, espresso machine, linens, BBQ, outdoor furniture

Presenting a singular opportunity in the heart of the majestic Canadian Rockies, in the treasured town of Canmore, AB. This is a rare generational opportunity to acquire a unique estate on nearly half an acre alongside the scenic Bow River pathway. Completely private yet within walking distance of Canmore's vibrant downtown, seamlessly blending seclusion and accessibility. This 5-bedroom home is a true legacy property - offering a rare combination of size, completely unimpeded mountain views, and the proximity to water. The especially rare bungalow design is complemented by almost 600 sq ft of outdoor living space, all designed with quintessential mountain life in mind. Step out to the expansive deck and experience nothing but nature between you and the views of the full Rundle Range. Entertain with ease in this warm, inviting home, where gatherings become memorable moments. Indulge in the luxury of a wine cellar and unwind in the steam room after a day of exploration in the surrounding mountains. Privacy is assured at the end of a secluded cul-de-sac, with a triple detached garage and abundant parking behind a private gated entrance for residents and guests alike. Fully furnished for turn-key convenience and enjoyment. One of one. There is nothing else like this in town, and it could be yours.