



GRASSROOTS
REALTY GROUP

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612 8th Avenue
Canmore, Alberta

MLS # A2140095



\$1,499,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey, Side by Side		
Size:	1,816 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.24 Acre		
Lot Feat:	Few Trees, Front Yard, Low Maintenance Landscape, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 691
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	NA		

This stunning end-unit townhome, meticulously built by Voisin, offers an exceptional blend of luxury and comfort. Featuring 4 spacious bedrooms and 4 elegant bathrooms, this home is designed with an open-concept layout that maximizes space and light. The elevated kitchen is a chef's dream, adorned with granite countertops, custom cabinetry, top-of-the-line stainless steel appliances, including a 6-burner gas range by Wolf, a bar fridge, and a double-wide refrigerator/freezer. The main floor is an entertainer's paradise, with a dining area that seamlessly extends to a spacious deck, perfect for outdoor gatherings. This home also offers two inviting living areas, providing ample space for relaxation and entertainment. The primary bedroom, located on the second level, boasts high ceilings and a spa-like 4-piece ensuite, creating a serene retreat with stunning views. The heated oversized garage ensures comfort and convenience year-round, while the home's prime location offers easy access to the surrounding hiking and biking trails. Experience the best of Canmore living in this exquisite townhome.