



GRASSROOTS
REALTY GROUP

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102 River's Bend Way
Dead Man's Flats, Alberta

MLS # A2141759



\$1,695,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,443 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Primary Downstairs, See Remarks, Vaulted Ceiling(s)		

Inclusions: 2nd washer, 2nd dryer, 2nd dishwasher, 2nd refrigerator, 2nd stove, microwave/hoodfan

Spectacular home in a peaceful setting with legal suite. Four bedroom, three bathroom home with over 2,400 square feet of living space, situated on a quiet lot in a new neighbourhood with a family friendly atmosphere. Masterfully designed with modern finishes throughout as you enter the home, a bright open space and vaulted ceilings welcome you. The main floor offers a grand kitchen, dining and living area with hardwood flooring throughout and massive windows to take in the sun and mountain views. It extends onto a large deck and spacious yard, ideal for all your family and guests. The primary bedroom along with an ensuite bath as well as two other bedrooms and full bath are also on the level. Functional floorplan with a double car attached garage. Above the garage sits a one bedroom fully self contained suite, currently offering solid rental income as an Airbnb. Just a few minutes outside of Canmore with easy access to many local attractions, this home presents many options as a full time residence or holiday retreat.