



**116 Eagle Terrace Road
Canmore, Alberta**

MLS # A2142894



\$2,250,000

Division:	Eagle Terrace		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,062 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, N		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Second Dishwasher, Mini Jumbotron, Hot tub, Universal gym, Stair master, Elliptical, Projection Screen

Beautifully positioned on the ridge of Eagle Terrace, this gorgeous home was not only built by Canmore renowned builder Elk Run Custom Homes, but was also the owner's own family home. The current homeowners have done many stylish updates to the property, creating a fresh mountain home that is ready to be enjoyed. The main living area features a vaulted wood ceiling with an entire wall of windows immediately setting the stage for the picturesque setting of the home. Truly a space where the outdoors is brought inside, the living space opens to a massive view deck, overlooking the ridge with mature trees offering privacy. You'll enjoy the convenient access to the deck from the beautiful, well appointed kitchen for effortless outdoor dining & entertaining friends & family. The vaulted top level features the lovely primary bedroom with incredible spa-like ensuite & walk-in closet, as well as the second bedroom, both with lovely mountain views. A second full bath completes this floor. The walkout level rec room is a true showstopper where you're sure to spend countless evenings, featuring a grand stone fireplace, beautiful wood beams, walnut floors, a gorgeous custom wood bar & drop down projection screen. From here, step out to a covered hot tub area that can be enjoyed year round. A few steps down lead to the backyard bordered by green space, providing fabulous exploring opportunities for the kids. Two additional bedrooms & bathrooms, flex room/gym, laundry room, a total of 4 decks & double attached garage, plus ample storage areas complete this incredible mountain home.