



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

510 8th Avenue
Canmore, Alberta

MLS # A2147296



\$1,998,900

Division:	South Canmore		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,348 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Parking Pad, Paved, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Front Yard, Low Maintenance Landscape, Many Trees, Pie Shape		

Heating:	Boiler, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas, Radiant, Zoned	Water:	Public
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R2
Foundation:	ICF Block, Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Features:	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	none		

Modern styling and the rugged beauty of the Rockies converge in this exquisite new build. This three bedroom, four bathroom property is ready for quick possession. The first floor has two bedrooms, one with a private ensuite bathroom, a second full bathroom, laundry, utility, and mud rooms. It has in-floor hydronic heat. The heated single-car garage has its own walk-in storage room. An abundance of natural light fills the open-concept kitchen, dining, and living areas of the second floor. The focal point of this space is a magnificent 47" wide, three-sided glass bay fireplace. From the living room, step out onto the south-facing, epoxy stone-finished deck to enjoy breathtaking views of the Three Sisters and Ha Ling mountain peaks. The luxurious kitchen features a stunning waterfall granite island, walk-in pantry, built-in microwave, and Fisher & Paykel appliances including two integrated refrigerators, two integrated dishwashers, and a 36" range. A captivating open-to-below stairway with floor-to-vaulted-ceiling windows, hanging glass chandelier, and a custom-crafted hardwood ash railing leads to the sanctuary of the third floor, which is dedicated to the primary suite. At the top of the stairway, the loft offers picturesque views of Grotto and Lady McDonald mountains, making it an ideal spot for lounging or working from home. The spacious primary bedroom features large windows with sprawling mountain vistas. A free-standing tub, oversized shower, private water closet, and double vanities complete the spa-like ensuite. The walk-in closet has a window, ample custom cabinetry, and a second full-sized LG WashTower laundry unit. The interior finishings include upgraded cabinetry, flooring, plumbing, hardware, and lighting fixtures. There is tile and 7.5" engineered hardwood plank flooring throughout all of the living spaces, and textured epoxy resin covering the floors of the utility room,

garage, and its attached storage room. Designed to handle the mountain climate with minimal maintenance, the exterior includes a mechanically welded, standing seam metal roof, durable LP siding, triple-pane windows, and natural stone from the local quarry. The yard is beautifully landscaped and has an additional parking space. This home is ready for solar, electric vehicle, and hot tub installations. Located just steps away from the picturesque Bow River trails and Canmore's finest restaurants and shops, this is the ultimate place to be.