



**GRASSROOTS**  
REALTY GROUP

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

## 142 Cairns Landing Canmore, Alberta

**MLS # A2171013**



# \$1,338,000

<b>Division:</b>	NONE
<b>Lot Size:</b>	0.66 Acre
<b>Lot Feat:</b>	Cul-De-Sac, See Remarks, Sloped, Street Lighting, Treed, Views
<b>By Town:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	DC-1(Z)98 Site 1A
<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Utilities:</b>	Cable, Electricity at Lot Line, Fiber Optics at Lot Line, High Speed Intern

On just over .6 of an acre, quietly & discreetly tucked into an idyllic stand of forest, one of Canmore's few remaining pieces of undeveloped land awaits its new owners singular vision. Located in Three Sister's "Cairns on the Bow", this exclusive gated community is known for some of the areas finest homes, on generous building envelopes, with unrivalled access to the sights & sounds Canmore, & our beloved Bow Valley. What sets this enclave apart, is the manner in which The Cairns embodies the ideal of life in the Rockies, where your home meets the visions you've held in your mind, without compromise. In the centre island of this bareland condominium, the building envelope is sheltered from outside disturbance. A home created in a bespoke manner would both take advantage of the vistas all around, but simultaneously feel exceedingly private, steps from world class Bow River fishing, epic trail & road biking, & hiking & climbing people travel from all over the world to enjoy. Don't miss out on this rare offering. Please note room views are artist renderings.