



GRASSROOTS
REALTY GROUP

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**1 Eagle Landing
Canmore, Alberta**

MLS # A2174321



\$2,549,000

Division:	Eagle Terrace		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,173 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Triangular Lot, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Granite Counters, Kitchen Island, Pantry, Sauna, Separate Entrance, Storage		

Inclusions: N/A

Located on the sunny side of Canmore in the highly sought after Eagle Terrace neighborhood, this 3,200 sqft single-family home offers 360-degree panoramic mountain views, providing a stunning backdrop from every angle. Sitting on a sizable 11,000 sqft lot, this home features 5 bedrooms and 4 bathrooms spread across multiple levels, making it perfect for families and guests alike. The expansive, masterfully landscaped, low maintenance backyard is designed for relaxation and entertainment, complete with a large stone fireplace, water feature, and chipping green. The yard provides additional space to park a camper or store larger outdoor equipment. Surrounded by breathtaking mountain scenery and located near some of the best biking and hiking trails in Canmore, This is the perfect family home for outdoor enthusiasts.