



**711 3rd Street
Canmore, Alberta**

MLS # A2174600



\$2,299,702

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|------------------|--|---------------|-------------------|
| Division: | South Canmore | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Side by Side | | |
| Size: | 2,483 sq.ft. | Age: | 2014 (10 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Few Trees, Street Lighting, Rectangular Lot, Views | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Slate, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Stucco, Wood Siding | Zoning: | Duplex |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) | | |

Inclusions: All Furnishings

Nestled amidst breathtaking mountain views, this 4-bedroom stunner epitomizes luxury living. Crafted by renowned Elk Run Homes, it offers a perfect blend of modern elegance and natural beauty. It has everything on the wish list: incredible views, no-maintenance landscaping, a resort-style hot tub, walk-out patio, stunning upper deck, premier location, and turn-key convenience! The main level features 10-foot ceilings and in-floor heating. Down the hall are 2 large bedrooms, a full bathroom, and an entertainment room with floor to ceiling windows and patio door access to your backyard oasis. Step out to an aggregate concrete patio, onto the no-maintenance turf, or enjoy a soak in the in ground hot tub with a boulder surround, and a wall of blue spruce for privacy-perfectly trimmed to preserve the view. Upstairs is an entertainer's paradise, with vaulted ceilings and a gourmet kitchen with a gas stove, massive fridge/freezer, and butler's pantry with wine fridge. The adjacent living room opens to the upper back deck with a BBQ, gas heater, and fire table. Also upstairs are 2 more bedrooms, including the primary suite with mountain views, a walk-in closet, and a luxurious ensuite. This home also includes an attached double garage, central air conditioning, and ample storage. It's a dream location—steps to the river and Millennium Park, close enough to walk downtown, but far from the bustle of Main Street. Plus, the property comes fully furnished—move in and enjoy!