



**711 3rd Street
Canmore, Alberta**

MLS # A2174600



\$2,299,702

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		

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!