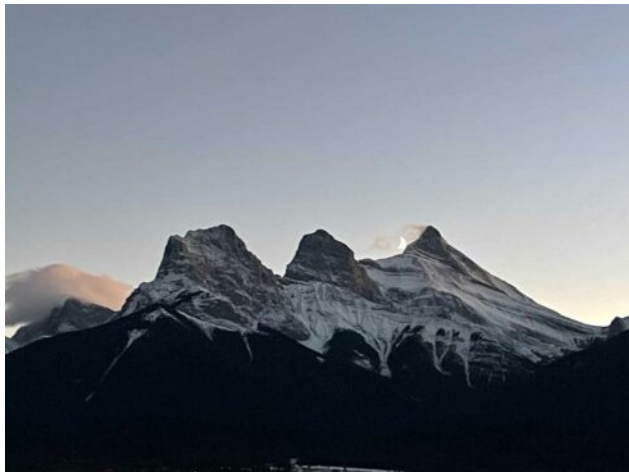




**150, 901 Benchlands Trail
Canmore, Alberta**

MLS # A2183226



\$929,000

Division:	Benchlands		
Type:	Residential/Four Plex		
Style:	3 Storey, Side by Side		
Size:	1,435 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Conservation		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	Res Multi
Foundation:	Other	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Fridge in the garage, BBQ on balcony.

Welcome to this stunning 3-bedroom, 3-bathroom townhouse nestled in the heart of Benchlands Canmore. This thoughtfully designed home offers the very best of mountain living; with mountain views from every window (all windows and blinds are brand new in 2024), this home is surrounded by quiet serenity year round. On the first floor, a sizable bedroom contains a 3 piece ensuite and direct access to the backyard, perfect for quiet evenings or taking in the gorgeous view. Or, you can rent out this space for extra income. Heated floors, a utility room, and a single attached garage complete the first floor. Heading upstairs, the bright, southeast facing living room features hardwood floors (installed 2015) and a striking fireplace with a natural wood mantle and raised hearth, adding both character and charm. Complementing the living area, the huge balcony is a private retreat with an award winning view, completely unobstructed. The kitchen shines with modern stainless steel appliances (2017) including a high efficiency oven with induction/convection, custom epoxy upgraded counters, and ample storage for all your culinary needs. Adjacent, you’ll find a 2 piece bathroom with laundry. On the 3rd floor, 2 spacious and versatile bedrooms are filled with natural light, the larger of the two featuring a picturesque view of the Three Sisters and his and her closets, while the other bedroom features a huge walk-in closet that could be renovated into a bathroom if you choose. Both bedrooms are serviced by a 4 piece bath including a jacuzzi tub! Additionally, central vac is roughed in to the home. The location of the home is equally as impressive; situated just off Benchlands Trail and a short walk from Cougar Creek, you’re steps away from parks, playgrounds, schools, shops, and scenic walking paths. Additionally, 4 "Best of The Bow Valley" Award- Winning Businesses are

just steps away, at Eagle Crossing! Whether you're a family, an outdoor enthusiast, or someone seeking a peaceful retreat, this home is a rare find in Canmore. Don't miss the chance to experience this slice of mountain paradise. Schedule your viewing today!