



GRASSROOTS
REALTY GROUP

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930 9 Street
Canmore, Alberta

MLS # A2190010



\$4,678,500

Division:	Town Centre_Canmore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	5,722 sq.ft.	Age:	2018 (7 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Views		

Heating:	In Floor, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Concrete, Cork, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: NA

This remarkable multigenerational executive home is a masterpiece of construction and design, featuring superior elements that significantly exceed building codes. The triple-paned windows reduce heat loss by approximately 50% compared to double-paned windows, contributing to energy efficiency and passive solar benefits. The staggered stud construction ensures no thermal transfer, maintaining a consistent interior temperature throughout the seasons. The home's infrastructure includes concrete, steel, and wood framing, with a solid concrete foundation reinforced by steel beams, preventing settling and structural squeaks. Most of the main floor walls are non-load bearing, allowing for easy removal to create a spacious, open floor plan tailored to your preferences. Fire safety is paramount, with a concrete core firewall between the main house and the legal secondary suite. Low VOC paints and glues have been used throughout, and in-floor heating extends across the main and lower floors and garage. Appliances include Sub Zero, Viking, Asko, Thermador, Miele and more. The exterior features locally quarried Rundle Rock, and all decks, except for a few, are concrete with snow melt systems installed. This home is prepped for solar energy, with a 200-amp panel suited for EVs and solar installations, and it offers potential rental income that offsets operating costs and allows owners to remain compliant with incoming Canmore property tax exemptions. Additionally, a rooftop forest fire suppression system is in place, enhancing the safety and resilience of this exceptional property.