



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3, 103 Rundle Drive
Canmore, Alberta

MLS # A2192198



\$1,640,000

Division:	Hospital Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,983 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low M		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	None, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4 - 4plex
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		
Inclusions:	n/a		

Across the bridge from Main Street, this stunning 3bedroom townhome is only steps away from the Bow River, walking and biking paths and all the perks Downtown Canmore has to offer. One of the many standout features of this property is the rare walkout backyard. Lush greenspace creates a peaceful and private retreat even in the middle of town! The open-concept design boasts chic modern finishes including a show-stopping waterfall island, floor to ceiling windows, large pantry, and 5-burner gas range. The stone-faced gas fireplace adds warmth & style to the living area with 2 decks to choose from. Soak up the sun on the south-facing view deck or unwind in the privacy of the back deck with breathtaking mountain views. Upstairs find 2 bedrooms, each with a private ensuite while the 3rd bedroom is found on the entry level - perfect for friends and family who like a little extra privacy! Additional features include a tandem double car garage, air conditioning, and plenty of storage options. Don't miss out on this incredible opportunity to live in this sought-after location!!