



**GRASSROOTS**  
REALTY GROUP

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**33 Eagle Landing  
Canmore, Alberta**

**MLS # A2198044**



**\$2,099,000**

<b>Division:</b>	Eagle Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,195 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Garden, Irregular Lot, Lan		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

Nestled at the end of a tranquil cul-de-sac, this enchanting 4-bedroom family home offers not just a residence, but a gateway to the mountain lifestyle you've always dreamed of. This 4-bedroom, 4 bathroom family home offers unobstructed mountain views and a south-facing aspect, inviting warmth and light throughout the day. The main floor features an open plan living space with cathedral ceilings in the kitchen and den and overlooks the expansive back-yard and also has access to the south facing main level deck with incredible views of Three Sisters. The upper split-level features two bedroom, a 4 piece bathroom as well as the primary suite with walk-in closet and ensuite. A few steps down from the main level is the expansive family room, gym, 4th bedroom and 3 piece washroom. This walk-out level has direct access to the covered patio and fully fenced back yard. With easy walking and biking access to the trails and pathways of Canmore this house is a must see.