



**GRASSROOTS**  
REALTY GROUP

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**260 Eagle Terrace Road  
Canmore, Alberta**

**MLS # A2203806**



**\$2,089,000**

<b>Division:</b>	Eagle Terrace		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,042 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Wood Windows		

**Inclusions:** Rooftop solar installation

Classic mountain ambiance greets you around every corner in this delightful 5 bedroom detached home in the sought-after neighborhood of Eagle Terrace in Canmore. On the market for the first time by the original owners, this home shows thoughtful design and pride of ownership. Offering the coveted cathedral ceilings and wood burning fireplace in the great room, this floorplan offers exceptional natural light, & functional family and guest space. The 3 bedrooms all on the upper level offer family-friendly sleeping arrangements, while additional bedrooms on the main and lower levels accommodate guests. Ample room for dedicated work-from home studio or office. The cosy lower level has in-floor heat and comprises bedroom #5, a partly finished rec room/ flex room, a 2 piece bathroom, a separate exterior entrance and access to the garage. Rooftop solar and on-demand hot water upgrades provide efficient living. This is an exceptional home to view! (Note: Short-term rentals are NOT permitted here).