



GRASSROOTS
REALTY GROUP

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**101 Wapiti Close
Canmore, Alberta**

MLS # A2209393



\$2,100,000

Division:	Eagle Terrace		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,434 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot Tub

Welcome to 101 Wapiti Close, Canmore Nestled in the highly desirable, family-oriented community of Eagle Terrace, this beautifully maintained single-family home offers the perfect blend of comfort, style, and mountain charm. Boasting 2,178 sqft of living space on a meticulously landscaped 5,530 sqft corner lot, this property enjoys breathtaking, unobstructed views of the Three Sisters, Ha Ling Peak, and Lady MacDonald. Designed to maximize outdoor living, this home features multiple balconies and outdoor spaces on both the East and West sides, offering sun-soaked spots to relax and take in the views at any time of the day—whether it's morning coffee or evening sunsets. Inside, you'll find 4 spacious bedrooms and 3 full bathrooms, making it ideal for families, hosting guests, or working from home. The home has been thoughtfully updated with brand-new kitchen appliances (2024), a new roof (2023), fresh paint throughout (2025), new lower-level flooring (2025) and new washer and dryer (2023). The walkout basement with in-floor heat adds flexible living space, while the double attached garage and ample storage ensure you have room for all your mountain gear. Additional features include central air conditioning; irrigation system; two fireplaces on the upper and lower levels; and a bright, welcoming layout that captures the essence of Canmore living. Enjoy quick access to local schools, shops, restaurants, and some of the region's best hiking and biking trails—just steps from your door. Whether you're looking for a full-time family residence or a mountain retreat, this home offers incredible value in one of Canmore's most sought-after neighbourhoods. Don't miss your chance to own a piece of the Rockies!

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