



GRASSROOTS
REALTY GROUP

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**207 Miskow Close
Canmore, Alberta**

MLS # A2214778



\$2,295,000

Division:	Three Sisters		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,573 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R1B
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: 2nd washer, 2nd dryer, 2nd stove, 2nd refrigerator, 2nd dishwasher, 2nd microwave/hoodfan, 3rd washer, 3rd dryer, 3rd stove, 3rd refrigerator, 3rd dishwasher, 3rd microwave/hoodfan

A unique property with income potential and panoramic views. Welcome to this exceptional residence on sought-after Miskow Close—an exquisite blend of mountain elegance, functionality and privacy. This thoughtfully designed 5-bedroom, 6-bathroom home includes amazing rental potential and an expansive outdoor space that captures panoramic mountain views from all sides. The top floor offers a open-concept kitchen, dining and living space that invites both relaxation and entertaining. A striking wall of windows frames the natural beauty outside, while the cozy fireplace adds warmth and charm. Over the garage sits a self contained 1-bedroom suite, complete with separate access and plenty of storage. It can easily be incorporated into the main home for more living space or a home office. The main home offers 3 spacious bedrooms, each with its own ensuite and a large space in the lower level ideal as a media room or gym. The lower level also offers another 1-bedroom suite with its own access and full kitchen, which can be rented separately used as part of the main home, ideal for a growing family or guests. Set on a generous 11,443 sqft lot backing onto serene green space, this home also boasts a large garage, spacious laundry/mud room and ample storage throughout. Rich in architectural detail the home is designed to embrace the mountain lifestyle. All of this, just steps from scenic hiking and biking trails.