



**GRASSROOTS**  
REALTY GROUP

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**14, 137 Wapiti Close  
Canmore, Alberta**

**MLS # A2217403**



**\$1,550,000**

<b>Division:</b>	Eagle Terrace		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,990 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 620
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding	<b>Zoning:</b>	Res Multi
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** n/a

OPEN HOUSE - Friday May 9th 12:00 - 16:00pm. Step into elevated mountain living with this stunning 2,737 sq ft luxury townhome, perfectly perched to capture sweeping mountain vistas and all-day sunshine. This immaculately designed home offers 3 spacious bedrooms plus a versatile 4th (ideal as a guest suite or family room), along with 4.5 beautifully appointed bathrooms. The open-concept main level seamlessly connects a chef-inspired kitchen, an elegant dining space, and a sunken living room anchored by a striking Riverstone gas fireplace. Step out onto the sun-drenched south-facing deck and soak in the mountain views. Upstairs, soaring vaulted ceilings and oversized windows flood the two primary bedrooms with natural light. On the entry level, you'll find a welcoming guest suite with full bath, a dedicated laundry room, and an oversized garage with ample storage for all your mountain gear. The walkout lower level offers even more space to unwind, with a full bath, rec room or flexible 4th bedroom that opens to a patio.