



GRASSROOTS
REALTY GROUP

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**454 Stewart Creek Close
Canmore, Alberta**

MLS # A2223619



\$1,999,000

Division:	Three Sisters		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	3,061 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Views		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	r2
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: none

LUXURY LIVING ON THE CLOSE! This former show home has been immaculately maintained and sits on one of the largest lots in the neighborhood. With 360 degree views and a floor to ceiling wall of glass that brings the outdoors in, every room takes advantage of the stunning mountain views. This spacious layout features 4 beds/4 baths including a lower level walkout with a 4th bedroom/2nd family room and workout/games room. Step outside to 2 expansive view decks or retreat to the private patio tucked away with its own amazing mountain views. The fully landscaped yard includes a fire pit and irrigation system. Parking and storage are no problem thanks to the heated double attached garage. Stay cool all summer with central air and enjoy the comfort of a home designed for both beauty and function.