



**GRASSROOTS**  
REALTY GROUP

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**429 2nd Street**  
**Canmore, Alberta**

**MLS # A2234989**



**\$4,500,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,480 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, No Smoking Home, Quartz Counters, Tankless Hot Water		

**Inclusions:** N/A

Welcome to a one-of-a-kind mountain retreat, masterfully crafted by Grassi Developments. Inspired by the iconic elegance of the Banff Springs Hotel, this exceptional single-family home blends timeless sophistication with modern luxury, all set against the breathtaking backdrop of the Rockies. From the moment you step inside, thoughtful design & meticulous attention to detail are evident throughout. Every space has been carefully curated to reflect the rich history & spirit of the Bow Valley, with warm natural materials, hand-selected finishes & architectural details that evoke a sense of heritage & grandeur. The heart of the home is perfect for entertaining or quiet evenings by the fire flowing seamlessly into a serene outdoor setting—your private oasis, complete with a peaceful yard & beautifully appointed garage suite. Whether you're seeking a full-time residence or a refined mountain escape, this home is a rare offering in one of Canmore's most sought-after neighbourhoods.