



**GRASSROOTS**  
REALTY GROUP

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**318 Willow Pointe  
Canmore, Alberta**

**MLS # A2235522**



**\$4,095,000**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,161 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s)

**Inclusions:** T.V's and remotes, remote for some window blinds, sonos sound system, BBQ, hot tub, shelving in garage

Welcome to this stunning custom-built mountain home, perfectly positioned on a very private street in one of Canmore's most premium and sought-after locations. Panoramic views stretch from the Three Sisters to the Rundle Range, showcased through soaring raked windows in the open-concept upper level. This space features a dramatic Rundle stone fireplace, expansive living and dining areas, and a chef's kitchen with premium Wolf appliances, granite countertops, and an island eating bar. Step out onto the wraparound deck to enjoy breathtaking views, sun, and light throughout the day. The primary suite offers vaulted ceilings, a private deck, and a luxurious 5-piece ensuite with a steam shower and jetted tub. A second bedroom with full ensuite, laundry, and powder room complete this level. The lower walkout level, with cozy in-slab heat, includes a spacious family room with fireplace, two additional bedrooms, a 5-piece bath, and a large office with custom built-in cabinetry. The stunning low-maintenance landscaping finished with abundant Rundle stonework. A heated, oversized double garage completes this exceptional mountain retreat.