



1, 1202 2 Avenue  
Canmore, Alberta

MLS # A2285882



**\$1,794,900**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,082 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Geothermal	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 858
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	TPT-CR
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)

**Inclusions:** Slatwall system in garage.

Welcome to the alpine sanctuary of Raven's Peak (Residential Only) in the heart of majestic Canmore &mdash; Completed in 2023 by a local homebuilder, this like-new 3-bedroom, 3-bathroom townhome blends thoughtful craftsmanship with refined modern design. Every detail feels intentional. Every space feels elevated. Step into the living room and feel the immediate impact of a dramatic floor-to-ceiling wall of Lux triple glaze windows &mdash; a stunning architectural statement that perfectly frames the grand mountain views beyond. Whether it's sunrise alpenglow or a snow-dusted evening skyline, the striking peaks of the Canadian Rockies become your ever-changing artwork. The heart of the home is a showpiece kitchen anchored by a prominent quartz island &mdash; sleek, sculptural, and ideal for entertaining. Efficient stainless steel appliances complement clean modern lines, while a cozy breakfast nook invites slow mornings with coffee and your loved ones. It's a space that effortlessly transitions from a quiet intimate evening, to a lively dinner parties with friends.&nbsp;The primary bedroom is nothing short of breathtaking. Imagine waking up to unobstructed mountain views &mdash; visible directly from your pillow. No buildings. No rooftops. Just stars, peaks, and bright blue sky. Spacious and serene, this retreat offers the kind of daily inspiration that never grows old. Beyond beauty lies performance. A highly efficient geothermal system provides sustainable heating and cooling year-round, delivering exceptional comfort with reduced environmental impact. Triple-glaze windows enhance both efficiency and tranquility, creating a peaceful indoor environment in every season. Practicality is equally refined. A convenient mudroom and bathroom sit directly off the garage &mdash; ideal for after mountain adventures. The single attached garage

features durable epoxy flooring and a slatwall organizing system to keep all your gear in order. An exterior hose makes clean-up easy after hikes or bike rides, and the fenced front patio offers a private space to relax in the alpine sun & air. Perhaps most coveted of all &mdash; direct pedestrian access across the street to downtown Canmore. Leave the car behind and stroll to caf&eacute;s, boutiques, groceries, dining, and trailheads within minutes. No need for Canmore's amazing free public transit, but there is a stop a stones throw away. This is more than a townhome. It's modern mountain living &mdash; elevated, efficient, and effortlessly connected to the very best of Canmore. (This is a Residential home, No STR allowed)