



GRASSROOTS

REALTY GROUP

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**216 Bow River Drive
Harvie Heights, Alberta**

MLS # A2286403

\$2,995,000



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,532 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Lawn, Many Trees		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Slate	Sewer:	Septic Field
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

Inclusions: n/a

Exempt from the foreign buyer ban, this exquisite mountain estate is quietly nestled in the serene hamlet of Harvie Heights, just minutes from the heart of Canmore. Set on a beautifully landscaped 11,250+ sq.ft. lot and surrounded by mature trees and mountain vistas, this is a rare opportunity to own a private alpine escape. Blending rustic charm with refined comfort, the home features vaulted ceilings, rich hardwood floors, and a spiral staircase that adds architectural elegance to the warm, wood-accented interior. The thoughtful layout includes 4 bedrooms and 3 bathrooms, plus a spacious lower-level family room, and additional storage — ideal for future customization. Four sun-drenched sundecks invite you to relax and take in the sweeping views, while a tandem double garage provides ample space for vehicles and gear. One of the few properties still eligible for foreign ownership, this mountain sanctuary is a truly rare offering in today's market.