GRASSROOTS REALTY GROUP

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163 Cairns Landing
Canmore, Alberta

MLS # A2286834

$4,699,000

Division:	Three Sisters		
Type:	Residential/House		
Style:	3 Level Split		
Size:	3,037 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	3	**Baths:**	3 full / 2 half
Garage:	Aggregate, Triple Garage Attached		
Lot Size:	0.41 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped, Sloped, Street Lighting, Treed		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood	**Water:**	-
Floors:	Cork, Hardwood, Tile	**Sewer:**	-
Roof:	Rubber	**Condo Fee:**	$ 611
Basement:	Full	**LLD:**	-
Exterior:	Stone, Wood Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Located in Cairns on the Bow, just minutes from the gates of Banff National Park, this custom 4,000+ sq ft timber-frame residence offers a rare blend of privacy, warmth, and mountain character. Set on a beautifully treed 17,642 sq ft lot within Canmore’s only gated community, the home combines natural seclusion with exceptional craftsmanship. Inside, soaring fir-paneled ceilings and the timeless elegance of Italian plaster set a warm and sophisticated tone throughout. The open-concept layout seamlessly connects the principal living spaces, ideal for both intimate family moments and grand entertaining. The great room is anchored by a striking Rundle stone wood-burning fireplace, creating a natural gathering space that radiates warmth and character. The kitchen pairs custom cabinetry with Sub-Zero and Viking appliances, thoughtfully designed for everyday living and effortless entertaining. The primary suite offers a peaceful retreat with treetop views and a spa-inspired ensuite finished in Marinace granite and travertine, complete with a jetted tub. Additional highlights include two spacious guest bedrooms, a home theatre, a versatile recreation room, a dedicated home office, and a custom bar — offering flexibility for family and guests alike. Outdoors, professionally landscaped grounds feature natural stonework, a built-in BBQ, and a cozy fire pit, creating the perfect setting for year-round mountain living. A rare opportunity to own a timeless timber-frame home in Cairns on the Bow, where privacy, nature, and thoughtful design come together in perfect harmony. https://163cairns.info/

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