



GRASSROOTS
REALTY GROUP

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**22 Streamside Lane
Canmore, Alberta**

MLS # A2288564



\$1,799,000

Division:	Spring Creek		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,088 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	See Remarks		

Heating:	In Floor, Electric, Geothermal
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt
Basement:	None
Exterior:	Stone, Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Double Vanity, Kitchen Island, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 650
LLD:	-
Zoning:	DC-SCMV-CR
Utilities:	-

Inclusions: n.a

Set directly along the banks of Policeman's Creek, this 4-bedroom, 3.5-bathroom, over 2,000sqft villa offers a rare opportunity in Spring Creek Mountain Village, all just steps from downtown Canmore. The entry level features a heated single-car garage, two bedrooms, a full bathroom, and a dedicated laundry area, ideal for guests, family, or a flexible workspace. The main living level is open and inviting, anchored by warm hardwood flooring and expansive windows that frame the creek and surrounding trees. The kitchen is well-appointed with quartz countertops, stainless steel appliances, generous cabinetry, and a large island suited for gatherings. The dining area opens to a secondary deck, while the living room is centered around a striking Rundle stone fireplace and provides direct access to the primary deck, with stairs leading down to the creekside patio. The upper level is dedicated to the primary retreat, featuring vaulted ceilings, a walk-in closet, and a spacious 5-piece ensuite. A fourth bedroom with its own 3-piece ensuite completes this level, offering privacy and flexibility for guests. Outdoor living is a defining feature of this home, with multiple decks and patio spaces designed to fully embrace the creekside setting. A peaceful location immersed in nature, yet within easy walking distance of Main Street, trails, restaurants, and shops this is Canmore living at its finest.