



**38 Heart Road  
Lac Des Arcs, Alberta**

**MLS # A2293915**



**\$1,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,202 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Heated		
<b>Lot Size:</b>	0.51 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Low Maintenance		

<b>Heating:</b>	Boiler, In Floor, Fireplace Insert, Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Post & Beam, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Skylight(s), Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters

**Inclusions:** Bar Fridge and 2 Wooden Work Benches in Detached Garage, Stand-up Freezer in basement, vacuum system + attachments.

Wake up to breathtaking mountain views & the peaceful beauty of Lac des Arcs. This private and pristine half-acre mountain retreat offers spectacular scenery and surrounds you with the incredible outdoor lifestyle that defines the Bow Valley. This beautifully designed home offers over 4,300 square feet of developed living space, featuring soaring vaulted ceilings, rustic wide-plank flooring, rough-cut timber beams, warm cedar ceilings, and skylights that flood the home with natural light. A stunning wrap-around timber deck creates the perfect place to relax and take in the surrounding beauty. Originally built in 1978, the home was EXTENSIVELY EXPANDED in 2006 with the addition of a second storey and an enlarged main-floor primary suite, creating a spacious and thoughtfully designed layout. The chef-inspired kitchen features stone countertops and opens to the main living and dining areas where large windows frame beautiful mountain views. A cozy wood stove adds warmth and character to the dining space, while a separate sitting area with a wood-burning fireplace creates a cozy retreat. The large main-floor primary suite is a true sanctuary, offering direct access to the rear deck and a luxurious five-piece ensuite with soaring windows and nature views. An elegant staircase leads to the upper level to two expansive bedrooms, each showcasing vaulted ceilings, expansive windows and views, and a shared spa-like 5-pc bath, providing comfortable space for family or guests. The fully developed lower level features yet another sprawling bedroom, a full bathroom, den, and gym area, offering additional flexibility for guests, recreation, or working from home. You can access the attached, oversized double garage from here. The garage and most of the home have extensive in-floor radiant heat. A standout feature of the property is the impressive 2,200

sq. ft. detached garage/workshop/carriage house. The main level includes three overhead bay doors, a vehicle hoist, 220V wiring, airline and compressor for air tools, making it ideal for automotive enthusiasts, hobbyists, or trades. The bright, sunny upper level welcomes you with vaulted ceilings, offering endless possibilities for a studio, workspace, or future development. In-floor heating on the main level could also be connected to the upper level. Surrounded by world-class recreation, residents enjoy nearby access to hiking and biking trails, the Bow River, the Canmore Nordic Centre, and multiple ski resorts including Nakiska, Mount Norquay, and Sunshine Village. Golf at Stewart Creek and Silvertip is just minutes away. Conveniently located just 10 minutes from Canmore, and one hour from the Calgary International Airport, this remarkable property offers the perfect balance of peaceful mountain living and convenient access to nearby communities and amenities, at a much more accessible price point. This property needs to be seen to be fully appreciated. Properties in this area are not part of the foreign buyers ban.