



GRASSROOTS

REALTY GROUP

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**3, 126 Benchlands Terrace
Canmore, Alberta**

MLS # A2298896



\$1,385,000

Division: Benchlands

Lot Size: 0.12 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R1

Water: -

Sewer: -

Utilities: -

Single family home zoned lot with spectacular views. Tucked away on a quiet cul-de-sac in one of Canmore's most sought after neighbourhoods, this exceptional lot offers sweeping mountain views stretching from the iconic Three Sisters to Cascade Mountain in Banff. Enjoy immediate access to an extensive network of hiking and biking trails, while remaining just minutes from Canmore's acclaimed shops, restaurants and everyday amenities. Whether you're ready to build now or planning for the future, this property offers a rare opportunity to create a custom mountain home at your own pace. With no building commitment, you have the freedom to thoughtfully design and plan your vision. Concept plans are available for a 3,100 sq ft residence by award winning architectural firm Russell & Russell. An outstanding canvas in an exclusive setting, where mountain luxury, privacy and adventure come together to create a truly exceptional Rocky Mountain retreat.