



**GRASSROOTS**

REALTY GROUP

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113, 80 Dyrgas Gate  
Canmore, Alberta

MLS # A2301470



**\$939,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

\*\*\* OPEN HOUSE SUNDAY MAY 3rd 1:00 PM - 4:00 PM \*\*\* Nestled against the breathtaking backdrop of the Three Sisters peaks, this spacious 3 bedroom 1,440 sqft townhome offers an unparalleled mountain lifestyle. Bathed in natural light from an expansive array of windows, the residence is elegantly finished with warm neutral tones and rich maple flooring. The main level provides a versatile sanctuary, featuring a large bedroom with a full ensuite and a private den perfectly suited for a media room or home office. This floor also houses the laundry facilities and provides direct access to a heated single garage equipped with dedicated gear storage, making it a functional space for residents and guests alike. On the upper level, you are greeted by an airy, open-concept living and dining area designed for connection. The heart of the home is a generous kitchen boasting granite surfaces, and breakfast bar, all framed by stunning vistas. A cozy two-way gas fireplace adorned with river rock anchors the living space, creating an inviting atmosphere for family gatherings. Step through the glass doors onto the front balcony to immerse yourself in dramatic alpine scenery, or retreat to the second bedroom, which enjoys its own south-facing deck and private ensuite. A bright and generous third bedroom completes the upper floor. Beyond its aesthetic charm, the property has been meticulously maintained for lasting peace of mind. Notable improvements include the replacement of the hot water tank and expansion vessel in October 2024, three new toilets installed two years ago, and fresh interior paint throughout. The home is efficiently warmed by radiant in-floor heating that extends into the garage, ensuring comfort during the coldest winters. World-class hiking, mountain biking, golf, and cross-country skiing trails are easily accessible. While offering a serene escape just

20 minutes from Banff National Park and one hour from Calgary, the home remains incredibly convenient. You are only steps away from the local Market Bistro, pharmacy, and the vibrant new Gateway commercial development. This property represents a rare blend of luxury, value, and adventure. Don't miss out &ndash; Book your Showing today!