



GRASSROOTS

REALTY GROUP

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**29, 242 Benchlands Terrace
Canmore, Alberta**

MLS # A2301850



\$1,188,900

Division:	Benchlands		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 455
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: none

Immaculately maintained 1,574 square foot, 3-bedroom, 2.5-bath end-unit townhome in sought-after Benchlands, offering stunning mountain views, heated single garage, and two additional parking stalls. The thoughtful split-level design enhances the bright open flow and natural light throughout. The inviting living room features soaring ceilings, expansive windows, a wood-burning fireplace, and access to a large wraparound deck that enjoys a peaceful treed setting and breathtaking views, perfect for entertaining. A half level up, the spacious kitchen, which includes a huge pantry (with rough-in plumbing for a bathroom/laundry), opens to a second view deck, while the dining area overlooks the living room below. Upstairs, the primary suite offers a private ensuite and large walk-in closet. A second bedroom or ideal home office filled with striking views and natural light along with a bath/laundry completes this floor. The lower level includes a third bedroom with a 3 piece ensuite.