



**GRASSROOTS**

REALTY GROUP

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700 8 Avenue  
Canmore, Alberta

MLS # A2305233

**\$2,240,000**



<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,227 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Heated Driveway, Heated Garage,		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Green Roof, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Steam Room, Walk-In Closet(s)

**Inclusions:** BBQ on top balcony. Hot tub

Mountain living in the heart of downtown Canmore—designed to be experienced. Created by the award-winning team at Russell & Russell and built by Allweather Builders, this steel, post and timber frame home blends striking architecture with a refined Scandinavian-inspired interior. Wrapped in Yakisugi fire-charred siding, the exterior sets the tone for the level of design carried throughout. The standout feature is the expansive third-floor rooftop terrace—complete with hot tub—where panoramic views stretch across Lady Macdonald, Grotto, the Three Sisters, Ha Ling, and the Rundle Range. Whether it’s quiet mornings or evenings spent entertaining, this space delivers something truly special. Inside, the second level offers a bright, open-concept living area with 9-foot ceilings, a sleek, modern kitchen, dining space, and family room. Large windows and patio sliders on both sides flood the home with natural light and frame mountain views in every direction. Custom stairs lead to a flexible upper space—perfect as a media room, office, or retreat—with direct access to the rooftop deck. The main level features two spacious primary suites, each with its own ensuite, creating a functional and private layout for owners and guests. Wake up to alpenglow on Rundle, and wind down in a spa-inspired steam shower. A low-maintenance enclosed courtyard connects to a detached single garage and additional carport, while also offering a private outdoor space ideal for entertaining or pets. Thoughtful design continues above, where environmentally conscious features—including live grass roof elements and integrated solar—add efficiency without compromising the home’s clean architectural lines. All of this, just steps from the Bow River, Nordic Centre, and Canmore’s best restaurants, shops, and

trails. If this is your kind of lifestyle, let's go take a look—you'll feel the light, the calm, and the connection to the mountains the moment you walk in.