



GRASSROOTS
REALTY GROUP

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**9 Mountaineer Close
Lac Des Arcs, Alberta**

MLS # A2305575



\$2,999,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,934 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Asphalt, Driveway, Garage Door Opener, Garage Faces S		
Lot Size:	0.79 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	High Efficiency, In Floor, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Stone	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-24-9-W5
Exterior:	Cedar, Cement Fiber Board, Concrete, Manufactured Floor Joist, Silent Floor Joists, Stone, Wood Frame	Zonings:	Wood Frame
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Natural Gas Connected, High
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data		
Inclusions:	Sheds, Patio Furniture Negotiable, tv mounts.		

Situated at the base of Heart Mountain, the hamlet of Lac Des Arcs is one of Bow Valley’s best kept secrets. A quiet community where the pace of life slows and the landscape takes center stage. Grotto Canyon and world-class hiking are moments away, yet Canmore is only a ten-minute drive. Positioned outside the Foreign Buyer Ban, this property welcomes international buyers looking for a premium mountain escape. Backing directly onto the soft, trickling waters of Heart Creek, this rare three-quarter-acre property is a beautifully landscaped sanctuary where nature is your daily companion. Stepping through the front door of this custom Laratta-built bungalow, you are welcomed into a bright, welcoming space designed with an uncompromising commitment to craftsmanship. A cozy hearth room featuring a double-sided gas fireplace sits just off the entry, providing an intimate nook for reading and storytelling. Beyond, soaring vaulted ceilings with an exposed timber frame draw you into the main living room, where a floor-to-ceiling natural stone wood-burning fireplace is beautifully framed by custom built-in bookshelves. The living room flows effortlessly into an open dining area, perfectly positioned to bring natural light and a sense of occasion to every meal. Just beyond, the chef-inspired kitchen is a masterpiece of function and design. It is masterfully appointed with custom-built maple cabinetry, a premium Wolf gas cooktop, and high-end Miele appliances, including double ovens and a built-in espresso/coffee machine. A generous central island with granite countertops provides ample space for effortless entertaining. Exquisite travertine tile anchors the kitchen and flows beautifully through to a thoughtfully finished laundry room and powder room. The main-floor primary bedroom frames the backyard through nearly floor-to-ceiling, south and

east-facing windows, filling the room with light and stillness. The open-plan ensuite features his-and-hers sinks, a dressing vanity, a deep soaker jetted tub, and a steam shower. A spacious walk-in closet and heated floors round off this perfect sanctuary. A beautiful staircase, featuring the reverse side of the hearth room fireplace, leads to the bright walkout level, where a second floor-to-ceiling stone gas fireplace anchors the media room. Large sliding doors open directly onto the grounds, creating an effortless connection to the yard, the creek, and the mountains. This lower level offers three additional bedrooms, a second full bathroom, a dedicated office nook, and a functional mudroom. This space leads into the attached three-car garage, which features a two-car tandem bay alongside a separate third-car bay complete with a built-in dog wash station. Outside, the 0.79-acre grounds are a carefully curated mountain oasis featuring mature trees, native plantings, fruit trees, a raised deck, a couple of patios and fire pits, all set to the gentle sound of Heart Creek.