



**GRASSROOTS**

REALTY GROUP

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**634A 7th Street  
Canmore, Alberta**

**MLS # A2313934**



**\$3,253,832**

<b>Division:</b>	South Canmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Front/Back		
<b>Size:</b>	2,707 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Stone Counters, Vaulted Ceiling(s)		

**Inclusions:** NA

In the heart of Canmore, this rare 5-bedroom, 5-bath home delivers the kind of privacy and natural connection that's hard to find. Spring Creek originates on this property; rare waterfront tranquility with soothing sounds and serene views right from your doorstep. Timber staircases, stone details, and hand-selected custom finishes throughout capture the character that defines true mountain living. Premium Lux windows and high-end Jennair and Miele appliances ensure both elegance and performance. The crown jewel is the massive 500 sq ft rooftop patio with wraparound mountain views, all-day sun, and engineered for a hot tub. Whether you're hosting friends after a day on the trails or unwinding under the stars. The main level is thoughtfully laid out with a private primary retreat complete with ensuite and walk-in closet, a second bedroom, full bath, laundry, and direct access to the creekside backyard. Upstairs, a bright open-concept kitchen with wall ovens, wine storage, and premium appliances flows into a generous dining area and great room with built-ins &mdash; spilling seamlessly onto multiple balconies with creek and ground level access. A third bedroom or den rounds out this level perfectly. Up top, a fourth bedroom with its own bath and a bonus media/ workout room lead the way to the rooftop patio. The double attached garage provides generous space for parking and gear storage. Privately positioned above the garage with its own separate entrance, the fully self-contained ADU offers a private balcony, bedroom, full-size kitchen, and living space &mdash; ideal for extended family, guests, or rental income. Every level of this home connects you back to the outdoors, from the creekside backyard to the sun-soaked rooftop above.