



GRASSROOTS

REALTY GROUP

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**183 Hubman Landing
Canmore, Alberta**

MLS # A2316850



\$2,199,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	1 and Half Storey, Attached-Side by Side		
Size:	1,799 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Log, Stone, Wood Frame, Wood Siding	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Hood Fan

Set against the breathtaking mountain backdrop of Canmore's Three Sisters Mountain Village, this beautifully crafted semi detached home offers the perfect balance of alpine charm, comfort, and everyday functionality. With nearly 2,700 sq ft of developed living space, 4 bedrooms, 3.5 bathrooms, and stunning mountain views, this property delivers the Canmore lifestyle buyers dream about. The main level welcomes you with soaring vaulted fir ceilings, expansive windows, solid 3/4 inch maple hardwood flooring, and a striking Napoleon gas fireplace that anchors the living room. The kitchen is designed for both everyday living and entertaining, featuring premium Miele appliances including a dual fuel range with gas cooktop and electric oven, integrated dishwasher, hood fan, 36 inch Kitchen Aid built in refrigerator, wine and beverage fridge, and a Kinetico Kube water filtration system. The spacious main floor primary bedroom features its own Napoleon gas fireplace and a well appointed ensuite bath. Upstairs, the loft creates a flexible second living area or home office alongside an additional bedroom with its own private bath with heated floor. The finished lower level expands the living space with a large rec room, two additional bedrooms, full bathroom, laundry room, in floor hydronic heating, and excellent storage. Additional upgrades include newer mechanical systems, in floor heating, central vacuum, water softener, premium Miele laundry appliances, and quality flooring throughout. A detailed feature sheet outlining all upgrades and improvements will be provided. Outside, enjoy a landscaped backyard, elevated deck, and balcony that fully capture the surrounding mountain scenery. An attached double garage and driveway offer parking for four vehicles to complete the package. Located minutes from trails, Stewart Creek Golf Course, downtown

Canmore, and Banff National Park, this is an exceptional opportunity to own in one of Canmore's most sought-after mountain communities.