



GRASSROOTS
REALTY GROUP

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930 9 Street S
Canmore, Alberta

MLS # A2325433



\$4,678,500

Division:	Town Centre_Canmore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,918 sq.ft.	Age:	2018 (8 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Views		

Heating:	In Floor, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Concrete, Cork, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	NA		

Beautiful Mountain views with Quiet and convenient location. This exceptional multigenerational home blends luxury & superior construction, far exceeding building codes. Triple-paned windows reduce heat loss by 50%,boosting energy efficiency & passive solar benefits. Staggered stud construction prevents thermal transfer, ensuring a stable interior temperature year-round. The home's robust infrastructure features concrete, steel & wood framing, with a foundation reinforced by steel beams to prevent settling. Most main floor walls are non-load bearing, allowing easy removal to create a custom open floor plan. Safety is a priority, with a concrete core firewall between the main house and secondary legal suite. Low VOC materials and in-floor heating enhance comfort throughout. Appliances include Sub Zero, Viking, Asko, Thermador, and Miele. The exterior boasts locally quarried Rundle Rock, and most decks feature snow melt systems. Prepped for solar energy with a 200-amp panel and to be installed by September 2026. The property offers rental income potential & a roof top fire suppression system.