



**GRASSROOTS**  
REALTY GROUP

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**3 Yamnuska Place  
Exshaw, Alberta**

**MLS # A2325869**



**\$1,396,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		
<b>Inclusions:</b>	N/A		

Welcome to Exshaw Mountain Gateway, where contemporary mountain living meets exceptional craftsmanship in this stunning new construction by Alair Homes. Nestled in the heart of the Rockies and just a short drive from Canmore, this thoughtfully designed residence offers the perfect balance of modern comfort, timeless style and unparalleled access to the outdoors. Surrounded by breathtaking mountain views, these pre-construction homes are designed to embrace its spectacular setting while providing quality and attention to detail. Whether you're looking for a full time residence, a weekend escape or an investment, this home offers an outstanding opportunity in one of the region's newest mountain communities. Additionally, these properties offer the potential to build revenue generating suites for long term or short term rentals. Alair Homes Bow Valley is a locally owned, custom home builder and renovation firm operating in Canmore and the surrounding Rocky Mountain region. The company specializes in modern alpine retreats, legacy family homes, and multi-family builds that embrace the natural mountain landscape. The proposed pricing is for the "Alpine Haven" floorplan on lot 18, the same floorplan can be built on one of the other available lots (total price is subject to change based the floorplan and lot selected).