



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

503H, 3000 Stewart Creek Drive
Canmore, Alberta

MLS # A2327428

\$1,179,000



Division:	Three Sisters		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	2,082 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Parkade, Parking Lot, Paved, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Street Light		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Wood

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s)

Inclusions: Garage Slat Walls

Water: -

Sewer: -

Condo Fee: \$ 889

LLD: -

Zoning: R3-SC

Utilities: -

Tucked into the quiet, well-maintained Versant community in Stewart Creek, this beautifully updated 3-bedroom+ den+ office nook, 3-bath townhome offers the perfect balance of privacy, comfort, and mountain living. Backing onto mature trees with filtered mountain views, the home enjoys a peaceful setting while remaining close to everything Canmore has to offer. Offering 3 car parking, with a single garage, private driveway parking and 1 underground heated parking stall. Garage includes in-floor heat, slat wall organization system and fold-down workbench. Featuring 3 private decks that let you truly "follow the sun." Enjoy morning coffee on the east-facing deck, dinner and evening cocktails on the west-facing deck, or simply choose sun or shade throughout the day. The peaceful setting also attracts wildlife and migrating birds, creating a true connection to the surrounding landscape. The main living area showcases engineered hardwood flooring, a peaceful living room view of mountain and forest, the kitchen upgraded with quartz countertops, refreshed cabinetry, under-cabinet lighting, a premium gas range and powerful hood fan, clever storage built-ins. The primary suite occupies its own private level with vaulted ceilings, a walk-through ensuite with heated floors and dual sinks, a generous walk-in closet, power blinds, and a private deck overlooking the forest. Two additional bedrooms, a den, and an office nook provide flexible space for family, guests, or working from home. Updates include fresh paint, new carpet, updated bathroom cabinetry, in-floor heating on the lower level and bathrooms, a phantom screen door and an instant hot water system. Surrounded by walking and biking trails, you're minutes from Stewart Creek Golf Course, schools, Roam Transit, Highway 1, and the current and future Three Sisters Gateway development, bringing

shops, restaurants, and services to the neighborhood. Whether you're looking for a full-time residence or weekend retreat, this exceptional home offers the very best of Canmore living.