



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**309 Riva Place
Canmore, Alberta**

MLS # A2328130



\$1,274,900

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,147 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	None	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	Res Single (R1)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: N/A

This is the Pinnacle unit at Raven Rock, true mountain modern design, no expense spared, built for the discerning buyer. The absolute end position, no one in front, no one behind, backs onto one of the most picturesque parks in Canada, with full-day sun through windows on every side. Step outside onto your private north and south patios, both looking out at the mountains and the green space below. Trails start at the door, Stewart Creek golf minutes away and it's a short walk to TSMV village restaurants and grocery. Ride, ski, or hike then come home. Inside, 1,403 sq ft of high end interior spec is laid out over 3 bright levels. The open main floor centres on a kitchen with an island and eating bar, opening to a living and dining room anchored by a gas fireplace. Upstairs, 3 bedrooms and 3 bathrooms give ample room for family and guests. You feel the craft underfoot. In-floor radiant heat warms every room evenly, and direct hot water is ready the moment you turn the tap. The large attached garage handles bikes, skis and boards, so nothing lives in the entryway. Move-in ready, the position and craftsmanship that rarely comes up in Raven Rock, and an incredible buy at this price. Book a private showing and see the pinnacle-unit difference for yourself.