



GRASSROOTS
REALTY GROUP

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**118, 901 Benchlands Trail
Canmore, Alberta**

MLS # A2328191



\$935,000

Division:	Bow Valley Trail		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,469 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 525
LLD:	-
Zoning:	Multi - Res
Utilities:	-

Inclusions: N/A

Welcome to this spacious and functional townhouse in the highly sought-after community of Eagle Terrace, offering beautiful mountain views and outstanding sun exposure on Canmore's sunny side. The main level is designed for comfortable everyday living and entertaining, featuring a generous kitchen, open dining area, and inviting living room with a cozy fireplace. Step outside onto the large south-facing deck, where you'll enjoy all-day sunshine and mountain views. Upstairs, you'll find two spacious bedrooms and a full bathroom. The walk-out lower level is warmed by in-slab heating and offers a versatile family room that can easily serve as a third bedroom, home office, or guest space, along with an additional full bathroom and direct access to the patio. Additional highlights include tile flooring throughout the main living area, an attached garage, and a thoughtful layout that offers flexibility for a variety of lifestyles. Meticulously maintained and ideally located, this home is just steps from parks, playgrounds, and an extensive network of hiking and biking trails, making it the perfect base to enjoy everything Canmore has to offer.