



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

407 Riva Place
Canmore, Alberta

MLS # A2328900



\$1,125,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	None	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage		

Inclusions: 4 bar stools, bbq on back deck, tv and wall mount in living room

Raven Rock is a 2-bedroom, Den and 2.5-bathroom mountain modern townhome in Three Sisters Mountain Village, Canmore, offering arguably the best views of any property in this segment of the community. Panoramic, unobstructed views of the Three Sisters peaks and surrounding Bow Valley mountains fill every window. The 1,516-square-foot home spans three levels and includes two private balconies — one at the front, one at the back overlooking the adjacent community park. The main floor features an open-concept kitchen with a quartz island, breakfast bar, dining area, and a living room centered on a gas fireplace, plus a half-bathroom. Upstairs, the primary suite includes a four-piece ensuite, alongside a second bedroom, a second four-piece bathroom, and a den suited to a home office, media space, or third bedroom. The lower level offers a single attached garage for skis, snowboards, and bikes, plus a separate utility and storage room and a deep foyer closet. The property backs directly onto a community park with a playground, disc golf course, and dog park, with multi-use pathways starting at the doorstep — including the Three Sisters Parkway path, which connects directly into downtown Canmore. Stewart Creek Golf & Country Club is minutes away, and it's a short walk to the restaurants and shops of Three Sisters Mountain Village. The new Three Sisters Gateway development is also bringing amenities never before available in the community, including an IGA grocery store, coffee shops, and a gas station. Raven Rock offers turnkey townhome living in one of Canmore's most connected, fast-growing mountain communities.