



GRASSROOTS
REALTY GROUP

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215 Benchlands Terrace Canmore, Alberta

MLS # A2331064



\$3,400,000

Division:	Benchlands		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,426 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	4
Garage:	Aggregate, Double Garage Attached, Front Drive, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Sloped Down		

Heating: In Floor, Forced Air, Natural Gas

Floors: Concrete, Hardwood, Stone

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Post & Beam, Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Basement piano, basement table and chairs, Front door/entrance 2" black bears (inside and outside) Front wooden bench, African statue and woodbase. Male golf pro and Female gardener lawn ornaments. Family photos Both basement bunkbeds

Offered for the first time by its original owners, 215 Benchlands Terrace is a rare custom walkout bungalow that seamlessly blends timeless craftsmanship with an extraordinary mountain setting. Nestled beside Canmore's protected wildlife corridor on prestigious Benchlands Terrace, this exceptional home offers 4,438 sq. ft. of beautifully designed living space on a 6,856 sq. ft. lot, featuring five bedrooms, four bathrooms, and breathtaking views of the Three Sisters, Grassi Mountain, Ha Ling Peak, and Mount Rundle. Built by Greystone Construction under the direction of Gaither Zinkan and proudly Built Green certified, the home showcases a spectacular timber frame handcrafted by International Timber Frame of Golden, British Columbia. Soaring Douglas Fir beams, solid Douglas Fir doors, trim and baseboards, expansive triple-pane wood-framed windows, and beautiful natural finishes create a warm, sophisticated mountain aesthetic designed to stand the test of time. A welcoming Rundle Stone entrance sets the tone for the exceptional quality found throughout. Inside, the great room is anchored by a striking wood-burning Rundle Stone fireplace, while a second gas fireplace creates a cozy gathering space in the walkout lower-level family room. Oak hardwood flooring, elegant limestone tile, travertine flooring in the primary suite, and a spa-inspired ensuite with a steam shower further elevate the home's thoughtful design. One of the home's most distinctive features is the open loft, where a private office overlooks the dramatic timber frame and captures sweeping Bow Valley views. Hidden within is a charming children's play retreat, creating a magical space for young imaginations while preserving the home's refined character. A temperature-controlled wine cellar with storage for more than 70 bottles adds yet another thoughtful touch. Outdoor living is

equally impressive. The composite rear deck, accented with Rundle rock from Thunderstone Quarries, overlooks the surrounding mountain landscape and wildlife corridor, offering the perfect place to entertain, relax, or enjoy the new Beachcomber hot tub beneath the stars. Designed for exceptional year-round comfort, the home features central air conditioning, a three-zone forced-air heating system, a wall-mounted boiler supplying domestic hot water and extensive zoned in-floor heating, including the lower level, garage, kitchen, and main-floor bathrooms. Located just minutes from downtown Canmore, renowned trails, schools, exceptional dining, and world-class recreation, 215 Benchlands Terrace is more than an extraordinary home—it is a legacy property offering an unparalleled mountain lifestyle in one of the Canadian Rockies' most coveted locations.