



**GRASSROOTS**  
REALTY GROUP

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533 3rd Street  
Canmore, Alberta

MLS # A2333699



**\$4,184,000**

|           |                                                                               |        |                  |
|-----------|-------------------------------------------------------------------------------|--------|------------------|
| Division: | South Canmore                                                                 |        |                  |
| Type:     | Residential/House                                                             |        |                  |
| Style:    | 2 Storey                                                                      |        |                  |
| Size:     | 3,671 sq.ft.                                                                  | Age:   | 2023 (3 yrs old) |
| Beds:     | 5                                                                             | Baths: | 5 full / 1 half  |
| Garage:   | Aggregate, Double Garage Detached, Garage Faces Rear, Insulated, Off Street   |        |                  |
| Lot Size: | 0.15 Acre                                                                     |        |                  |
| Lot Feat: | Back Lane, Front Yard, Level, Low Maintenance Landscape, Private, Rectangular |        |                  |

|             |                                                                                                                                                                                                                                                                                            |            |    |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | In Floor, Fireplace(s), Natural Gas, Radiant                                                                                                                                                                                                                                               | Water:     | -  |
| Floors:     | Tile, Wood                                                                                                                                                                                                                                                                                 | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                                                                                                                                                                                                            | Condo Fee: | -  |
| Basement:   | None                                                                                                                                                                                                                                                                                       | LLD:       | -  |
| Exterior:   | Shingle Siding, Stone, Wood Frame, Wood Siding                                                                                                                                                                                                                                             | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                                            | Utilities: | -  |
| Features:   | Beamed Ceilings, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |            |    |
| Inclusions: | N/A                                                                                                                                                                                                                                                                                        |            |    |

Of all the luxury homes in South Canmore, this property fills a rare niche; a "Grand" Home, suited for the "Family Unit". On entry a generous landing is an inviting prelude. Next, the main living area; a study in thoughtful design & "flow". Under the same soaring vaults warmed by a stone clad fireplace the dining room & nearby BBQ patio see form meeting function. The kitchen is a home chef's dream; ample counter, prep & storage exist on one "stage" ideal for entertaining or the everyday meal. Sharing the main, the master suite boasts a sprawling walk-in wardrobe & ensuite bath evoking the "spa" spirit. A back landing spills into a family room where you'll prep for big days out, or in & flows seamlessly to an outdoor sheltered "living room" w/ cozy fireplace. Upstairs, 3 identical suited bedrooms keep the larger family well accommodated & offers a 3rd family room. With a "courtyard" feel, a massive garage & legal "ADU" frame this private oasis. A study in both value & luxury.