



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

204i, 209 Stewart Creek Rise
Canmore, Alberta

MLS # A2335181



\$829,900

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	912 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Door Opener, Secured, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape, Treed		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R2A-SC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, Smart Home, Storage		

Inclusions: N/A

Welcome to one of the most sought-after floor plans in the complex! This true end-unit townhome offers the perfect blend of comfort, functionality, and mountain living, making it an exceptional opportunity for first-time buyers, young families, couples, or those searching for the ideal weekend retreat or second home. Designed with an open-concept layout, the home is filled with natural light and features a spacious living area centered around a cozy gas fireplace. The well-appointed kitchen offers generous cabinetry, ample counter space, and flows seamlessly into the dining and living areas—perfect for entertaining or everyday living. Radiant in-floor heating throughout provides year-round comfort, while two spacious bedrooms and two full bathrooms, including a private primary ensuite, create a thoughtful and functional layout. One of the standout features of this home is the expansive patio with direct exterior access, offering incredible convenience for pet owners, outdoor enthusiasts, or anyone who enjoys easy access. Positioned beside guest parking, hosting friends and family couldn't be easier. The oversized 1.5-car garage provides plenty of room for your vehicle while still offering exceptional storage for bikes, skis, golf clubs, and all your mountain gear. Ideally located just minutes from Stewart Creek Golf Club, Our Lady of the Snows School, and the Gateway at Three Sisters. Whether you're looking for your first home, a mountain getaway, or an investment in the Canmore lifestyle, this exceptional end-unit checks all the boxes. **One of the sellers is a licensed REALTOR® in the Province of Alberta and has a financial interest in the property.**