



GRASSROOTS
REALTY GROUP

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**418 Riva Heights
Canmore, Alberta**

MLS # A2337732



\$1,169,000

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,256 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Other, Views		

Heating:	In Floor, Forced Air
Floors:	Ceramic Tile, Wood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 516
LLD:	-
Zoning:	Res multi
Utilities:	-

Inclusions: N/A

Welcome to this stunning townhome in Three Sisters Mountain Village, perfectly positioned to capture panoramic southwest-facing mountain views while backing onto peaceful greenspace. This beautifully designed home offers two bedrooms, 3 bathrooms plus a spacious upstairs den, providing plenty of flexibility for a home office, guest space, or additional living area. The bright, open-concept main floor is ideal for both everyday living and entertaining. The impressive kitchen features stainless steel appliances, quartz countertops, and ample workspace, flowing seamlessly into the dining area and inviting living room. Central air conditioning ensures year round comfort. Step outside onto either of the two large decks and take in the spectacular surroundings. Whether you're enjoying your morning coffee in the sunshine or unwinding in the afternoon, these outdoor spaces offer the perfect setting to relax and appreciate the mountain views. An oversized single-car garage provides secure parking along with plenty of additional storage space. Adventure is right outside your door, with walking trails and disc golf nearby, while Three Sister's new amenities are just a short distance away. With its exceptional views, thoughtful layout, generous outdoor spaces, and unbeatable location, this is a wonderful opportunity to experience the best of mountain living in Canmore.