



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

845 14th Street
Canmore, Alberta

MLS # A2340438



\$5,850,000

Division:	Lions Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,945 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Metal Siding , Stone, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Perfect craftsmanship and location. Nestled just a short walk from downtown Canmore, this exceptional custom built residence is a striking blend of timeless craftsmanship, refined materials and modern mountain design. From the moment you enter, soaring vaulted ceilings create an immediate sense of scale and grandeur, opening into an expansive, light filled living space designed for both everyday living and effortless entertaining. Rich white oak flooring flows throughout the home, complemented by custom millwork and beautifully detailed clear fir ceilings that bring warmth and character to the home. At the heart of the residence, the truly spectacular kitchen is as functional as it is beautiful. A massive quartz and steel island anchors the space, surrounded by custom white oak cabinetry, elegant quartz countertops, European tile, premium appliances and a fully equipped butler's pantry. The open concept living area extends seamlessly outdoors to a sprawling deck spanning the full width of the home. Complete with a wood burning fireplace and direct access to the creek, the outdoor living space creates a rare connection to natural surroundings. Upstairs, four generously sized bedrooms each offer the comfort of their own full bathroom and large closet. Thoughtful details continue throughout, with hand crafted cabinetry and imported custom made triple pane windows. The upper level deck is ideal for taking in mountain views and is wired for a hot tub. Practicality has not been overlooked. An oversized, and over height, double attached garage, expansive storage, stainless steel European door systems and premium finishes throughout provide the functionality expected of a truly custom home. Every detail has been thoughtfully considered. A sophisticated mountain residence offering exceptional craftsmanship, generous living spaces and an

enviable location just minutes from downtown.