



GRASSROOTS
REALTY GROUP

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**5102, 101E Stewart Creek Landing
Canmore, Alberta**

MLS # A2343554



\$1,378,800

Division:	Three Sisters		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	2,500 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Close to Clubhouse		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,359
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings		

Inclusions: N/A

Experience resort-style mountain living in the heart of Canmore's growing and sought-after Three Sisters community. Offering an impressive 3,190 sq. ft. of beautifully appointed living space, this updated 3-bedroom, 4-bathroom executive townhome combines exceptional scale, natural light, Rocky Mountain views and an outstanding residents' amenity centre. Designed over four spacious levels, the home offers wonderful flexibility for entertaining, hosting family and friends, working from home or simply enjoying the space to relax. The dramatic great room features vaulted ceilings, expansive windows, creating a bright and inviting living environment framed by spectacular mountain scenery and nature. The well-appointed kitchen is designed for both everyday living and entertaining, with granite countertops, premium appliances and a seamless connection to the open-concept living and dining areas. Outdoor living is equally impressive, with four decks plus a private patio providing multiple opportunities to follow the sun, enjoy the fresh mountain air and take in the surrounding views. The generous primary retreat features a luxurious 5-piece ensuite, large walk closet with organizers. Two additional spacious bedrooms, one with an ensuite, while conveniently located laundry adds to the functionality of the home. A substantial family room provides another exceptional gathering space and opens to a mammoth west-facing deck drenched in sun with panoramic top floor view. Adding tremendous value is one of Canmore's most impressive private amenity facilities. Residents enjoy access to a fully equipped fitness centre, indoor and outdoor hot tubs, swimming pool, splash pool, steam room, movie theatre, library, billiards area and an inviting gathering room complete with bar, fireplace and piano—creating a true resort experience just steps from

home. Additional features include two parking stalls, abundant in-suite storage, fan-coil heating and air conditioning, and condo fees that include heat, hot water, gas and WSG. At approximately \$0.43 per sq. ft., the condominium fees represent excellent value given the number of utilities covered and the size of the residence and the extensive amenities included. An exceptional opportunity to enjoy spacious, low-maintenance mountain living with remarkable amenities in the growing Three Sisters community—steps from access to Canmore’s extensive trail network and surrounded by the natural beauty of the Canadian Rockies.