



GRASSROOTS
REALTY GROUP

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**132 Krizan Bay
Canmore, Alberta**

MLS # A2344187



\$1,775,000

Division:	Three Sisters		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,447 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Low Maintenance Landscape, Many Trees, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Half duplex nestled on a huge lot with panoramic views. Masterfully designed and perfectly positioned on an expansive lot, this exceptional residence showcases timeless alpine architecture and breathtaking mountain views from every direction. With three bedrooms and three bathrooms, the home offers an ideal blend of comfort, character and versatility. The main level welcomes you with a spacious open concept design that seamlessly connects the kitchen, dining and living areas beneath soaring vaulted ceilings. At the heart of the home is a cozy fireplace, creating a striking focal point and a warm, inviting atmosphere. Oversized windows capture the spectacular surrounding mountain scenery, while rich hardwood floors and thoughtful architectural details enhance the alpine character throughout. Step outside onto the generous deck and take in the peaceful mountain setting, an ideal space for outdoor dining or simply unwinding after a day in the Rockies. The upper level is dedicated to a private primary retreat, featuring an ensuite bathroom, large walk in closet, private deck and versatile loft space. Whether envisioned as a home office or recreational space, the loft adds flexibility for your family and guests. The lower level provides two additional bedrooms, a full bathroom, spacious laundry room and abundant storage for skis, bikes and all of your mountain gear. Direct access to the walk out patio extends the living space outdoors and connects the home beautifully with its natural surroundings. A heated double attached garage completes this home, providing secure parking and convenient year round storage.