



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**114, 106 Stewart Creek Rise
Canmore, Alberta**

MLS # A2345033



\$1,099,999

Division:	Three Sisters		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	623 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 1,300
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R3-SC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Primary Downstairs, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

With over 1,800 sq. ft. of thoughtfully designed living space, this beautifully appointed 2-bedroom + den end-unit offers an elevated position in Three Sisters, with an unencumbered view of Grotto Mountain that immediately sets this home apart. There is something special about a home that makes you slow down and take in where you are, and this one does exactly that. The original owners have enjoyed this home since it was built in 2020, and it has been lovingly cared for throughout. The spacious layout gives everyone room to spread out while still feeling connected, with luxury finishes and two gas fireplaces bringing warmth and character to the main living spaces. Multiple windows frame the mountain setting, while the generous wrap-around deck extends the living space outdoors and offers a peaceful place to enjoy the views and privacy. The primary bedroom is positioned at the edge of the home, where Grotto Mountain views become part of the everyday experience. A walk-in closet and five-piece ensuite create a comfortable and peaceful place to unwind, while the second bedroom and versatile den provide plenty of flexibility for guests, working from home or simply having a little extra room. Above it all, the loft offers another inviting space that can adapt to the way you live ~ whether that's entertaining, working, reading or simply having somewhere to relax. It's one of those spaces that adds to the feeling that this home is larger than you might expect. Practical details have been thoughtfully considered too. There is ample storage within the unit, along with secured storage outside the home, and two titled parking stalls in the heated underground parkade. These are the details that make mountain living easier, especially when you have the space to actually keep everything you need close at hand. Outside, the setting is just as appealing. The

deck overlooks a quiet pathway, creating a sense of privacy while keeping you connected to the surrounding community. Step onto the pathways and you're minutes from the future Gateway commercial area, with the free Roam transit nearby for an easy trip into downtown Canmore without always needing to drive. Stewart Creek Golf Course, local schools, mountain trails and the recreational opportunities that make Canmore such a special place are all close by. And when the day is done, you get to come home to the space, quiet and views that make this property feel like a retreat. For those looking for a home that offers more than just a beautiful interior, this is a place where space, privacy, luxury finishes and an exceptional mountain setting come together in a way that feels distinctly Canmore.