



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**303, 701 Benchlands Trail
Canmore, Alberta**

MLS # A2345352



\$980,000

Division:	Eagle Terrace		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,113 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Plug-In, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 960

LLD: -

Zoning: R-3

Utilities: -

Inclusions: Furniture can be included, as well as the soft goods/decor, basically anything currently in the unit can be included.

Welcome to 303-701 Benchlands Trail, a beautifully positioned 2 bedroom plus den, 2 bathroom home in Canmore's sought after Mountain Winds building, backing directly onto Cougar Creek with no neighbours across the front and nothing but the creek and forest in view. From the moment you step inside, the sense of space is obvious: this unit carries a generous 1,464 square foot registered size, made up of 1,113 square feet of interior living space plus a massive covered deck, two storage lockers, and two titled parking stalls, so every square foot on the plan is genuinely useful rather than wasted on paper. The covered deck alone is a standout, easily large enough for a full outdoor dining and lounging setup, and it frames panoramic views of the Three Sisters and Ha Ling and Lawrence Grassi that change with the light throughout the day. You have probably heard people rave about the patio at Iron Goat: this deck shares that same view and orientation, so you get that same postcard scene every single day from your own home instead of waiting for a table. Storage is rarely done this well in a condo: in addition to the locker in the parkade, there is a second locker on the third floor that has been thoughtfully designed and is genuinely practical for everyday use, whether it is bikes, skis, or seasonal gear you want close at hand rather than buried in the basement AND this is in addition to the generous storage room in the unit. Parking is equally well sorted, with two titled, side by side stalls included, a real convenience for a two vehicle household or for anyone who simply wants the flexibility of a second spot. What truly sets this location apart, though, is what is right outside your door. Lady Mac trail can be hiked straight from your doorstep, the Montane trail is there for a run, and Horseshoe is ready for a mountain bike ride, all without needing to drive anywhere or hunt for

parking at a trailhead. When you want to head into town, hop on the paved Cougar Creek commuter path with an ebike and you can be downtown in minutes, completely bypassing the traffic and parking headaches that come with a vehicle. You are also just steps from Summit Cafe for breakfast and Iron Goat for dinner and drinks, two of Canmore's most loved spots, whether you are refueling after a morning on the trails or unwinding at the end of the day. This is a rare combination of privacy, function, and unbeatable access to the outdoor lifestyle that draws people to Canmore in the first place, all wrapped into one thoughtfully laid out home in Mountain Winds.