



GRASSROOTS
REALTY GROUP

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**914 15th Street
Canmore, Alberta**

MLS # A2348015



\$4,689,000

Division:	South Canmore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,302 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Views		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Veneer	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Primary Downstairs, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: NA

A striking custom residence designed to embrace the mountain landscape, this exceptional 4-bedroom, 4-bathroom home offers over 3,000 sq. ft. of beautifully finished living space across three thoughtfully designed levels. Soaring ceilings, elevated finishes and expansive windows create an impressive sense of scale while drawing the surrounding mountains into nearly every room. The main level is the centrepiece of the home, offering an exceptional open-concept living environment where kitchen, dining and living spaces flow effortlessly together. Soaring ceilings and expansive windows showcase the spectacular, unobstructed mountain views, while a striking floor-to-ceiling fireplace creates a dramatic architectural focal point and adds warmth to the sophisticated interior. The kitchen is both elegant and functional, featuring elevated cabinetry, generous preparation space and stainless steel appliances, with a design that keeps the kitchen connected to the main living and dining areas. Outdoor living spaces extend the home into the landscape, offering beautiful places to enjoy morning coffee, entertain guests or simply take in the ever-changing mountain scenery. The 2nd level features three generously proportioned bedrooms, providing a wonderful sense of space and privacy. The primary suite is a true retreat, complete with a luxurious five-piece ensuite designed with a spa-like aesthetic and generous proportions. Thoughtful details and elevated finishes continue throughout the home, creating a refined yet comfortable mountain residence. The lower level introduces an exceptional degree of flexibility with a fully self-contained suite featuring a full kitchen, spacious bedroom, recreation room and separate entrance. Ideal for extended family, guests or a rental opportunity, this additional living space offers versatility while maintaining privacy from the principal

residence. A rare opportunity to experience refined mountain living in a truly exceptional setting, this custom Canmore residence brings together sophisticated design, generous proportions, elevated finishes and breathtaking views, creating a home that is as impressive in its architecture as it is in its connection to the landscape.