

**102, 102 Armstrong Place  
Canmore, Alberta**

**MLS # A2225723**



**\$1,349,000**

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,490 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 936
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Exquisite mountain retreat in three sisters mountain village. Nestled in the heart of Three Sisters Mountain Village this luxurious residence offers refined mountain living at its finest. Thoughtfully designed this 3 bedroom, 5 bathroom home with a spacious loft showcases premium craftsmanship and high-end details throughout. The main level features an open-concept kitchen complete with custom cabinetry, stainless steel appliances, granite countertops and a solid fir eating bar. The adjoining dining and living areas are highlighted by a rundlestone fireplace and soaring floor-to-ceiling windows that flood the space with natural light and frame breathtaking views. A primary suite with a generous walk-in closet and ensuite bath completes this level. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite. The fully developed lower level includes a stylish wet bar and walk-out access to a private patio. Additional features include a double attached garage and front and back decks to enjoy the mountain surroundings.