

216 Bow River Drive
Harvie Heights, Alberta

MLS # A2227487



\$2,995,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,532 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Lawn, Many Trees		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Slate	Sewer:	Septic Field
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

Inclusions: Hot tub, Pool Table, Gas Fire Pit

Exempt from the foreign buyer ban, this exquisite mountain estate is quietly nestled in the serene hamlet of Harvie Heights, just minutes from the heart of Canmore. Set on a beautifully landscaped 11,250+ sq.ft. lot and surrounded by mature trees and mountain vistas, this is a rare opportunity to own a private alpine escape. Blending rustic charm with refined comfort, the home features vaulted ceilings, rich hardwood floors, and a spiral staircase that adds architectural elegance to the warm, wood-accented interior. The thoughtful layout includes 4 bedrooms and 3 bathrooms, plus a spacious lower-level family room, and additional storage — ideal for future customization. Four sun-drenched sundecks invite you to relax and take in the sweeping views, while a tandem double garage provides ample space for vehicles and gear. One of the few properties still eligible for foreign ownership, this mountain sanctuary is a truly rare offering in today's market.