

**414 Stewart Creek Close
Canmore, Alberta**
MLS # A2152788

\$1,985,000

Division:	Three Sisters		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,720 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Landscaped, Views		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Tile, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Stone, Wood Frame, Wood Siding	Zoning:	R2A-SC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	hot tub		

* Open House Saturday August 3rd from 1 - 4 pm. * Welcome to your new home! Luxury meets convenience in this well appointed half duplex in the sought after town of Canmore. This corner unit is perfectly situated in the serene and picturesque setting of the Stewart Creek neighbourhood. It is nestled on a quiet street with south and west exposure and boasts breathtaking views along with an abundance of sunshine and natural light. The large windows and variety of outdoor living areas provide ample opportunity to enjoy the views, sunsets, sunrises, and fresh mountain air. Step inside and be greeted by high-end finishes and a thoughtfully designed layout that will cater to both families and others who are seeking a turn key and low-maintenance mountain lifestyle. The home features 4 spacious bedrooms and four bathrooms. The entry level offers a versatile space that can serve as a family room, game room, or guest suite. Through the sliding doors, you will find an outdoor area equipped with a hot tub that will be perfect after a long day of adventures. You will enjoy the warmth of in-floor heating throughout the entry level and the garage. Outside, you will discover a low-maintenance yard that is perfect for enjoying the stunning natural surroundings without the hassle of extensive upkeep. The main living area is situated on the second floor and provides exceptional views due to its elevated location. It is designed for modern living and showcases a bright and airy space that seamlessly blends indoor and outdoor living. The wrap around deck offers expansive views of the surrounding mountains and is the perfect place to watch the magical Rocky Mountain sunsets. The gourmet kitchen is a chef's dream, equipped with premium appliances and stylish finishes that make cooking and entertaining a pleasure. On this level, you will find the primary bedroom equipped

with its own luxurious ensuite, walk in closet, and private balcony. On the upper level, you will find two more generous sized bedrooms and another full bathroom. This home is well suited for families, couples, and those who want enough space to entertain out of town guests. Convenience is a key feature of this property, with easy access to the highway and proximity to the new retail development that is currently under construction. For outdoor enthusiasts, Stewart Creek Golf Course is just a stone's throw away, while nearby walking, hiking, and biking trails offer endless opportunities for adventure and exploration. Don't miss this rare opportunity to own a piece of the Rocky Mountains. Schedule your viewing today and experience the perfect blend of luxury, convenience, and natural beauty.