

**Creekside - 1, 701 Mallard Alley  
Canmore, Alberta**
**MLS # A2157291**

**\$2,689,200**

<b>Division:</b>	Town Centre_Canmore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	2,773 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Stone, Tile, Wood

**Sewer:** -

**Roof:** Asphalt Shingle, Other

**Condo Fee:** \$ 0

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Stucco

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, Beamed Ceilings, Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** n/a

Combining the most peaceful location on Policeman's Creek, only steps away from the heart of Canmore, guests & locals alike describe the Creek house location as the most beautiful and unique in the Bow Valley. The creek envelops this property making it ideal as your private oasis or can be shared via short term rental. Enjoy the custom detailing, extensive log work, wall murals, iron railings & river rock fireplaces of this half duplex. The three primary bedrooms, all with ensuite baths, are the perfect place to retire too. The main floor, with one primary suite, includes a chef's kitchen, a generous dining room with wood burning fireplace, breakfast nook & living room with a second fireplace. The upper-level rooms all enjoy creek & mountain views, two primary bedrooms, office & access to the roof top hot tub sanctuary. A partially developed lower level is ready for a buyer to use as they wish. Parking for 3 vehicles included, given the walkability of the location they never move!