

780-814-9482 hello@danielcram.ca

1 (NE), 833 6th Street Canmore, Alberta

MLS # A2197559



\$2,179,800

| Division: South Canmore Type: Residential/Four Plex Style: 3 (or more) Storey Size: 2,411 sq.ft. Age: 2024 (1 yrs old) Beds: 4 Baths: 4 Garage: Double Garage Attached Edt Size: - Lot Size: - - - Tile, Wood Sewer: - - Asphalt Shingle Condo Fee: \$ 471 None LLD: - ICFS (Insulated Concrete Forms), Wood Frame Zoning: R4 Poured Concrete Utilities: - | | | | | |
|--|---|------------------|----------------------------------|--------|------------------|
| Style: 3 (or more) Storey Size: 2,411 sq.ft. Age: 2024 (1 yrs old) Beds: 4 Baths: 4 Garage: Double Garage Attached Image: Condo Feat: Image: Condo Feat: Forced Air, Radiant, Zoned Water: - - Tile, Wood Sewer: - - Asphalt Shingle Condo Fee: \$ 471 None LLD: - - ICFs (Insulated Concrete Forms), Wood Frame Zoning: R4 | | Division: | | | |
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| Beds: 4 Baths: 4 Garage: Double Garage Attached Lot Size: - Lot Feat: Level, Low Maintenance Landscape Priced Air, Radiant, Zoned Water: - Lot Feat: Level, Low Maintenance Landscape Priced Air, Radiant, Zoned Water: - Lot Feat: Level, Low Maintenance Landscape Priced Air, Radiant, Zoned Kater: - Lot Feat: Level, Low Maintenance Landscape Priced Air, Radiant, Zoned Kater: - Lot Feat: Level, Low Maintenance Landscape Priced Air, Radiant, Zoned Kater: - Lot Feat: Lup: Lot Feat: Lup: Lot Feat: Sewer: Priced Air, Radiant, Zoned Kater: Priced Air, Radiant, Zoned Sewer: Priced Air, Radiant, Zoned Sewer: Priced Air, Radiant, Zoned Kater: Priced Air, Radiant, Zoned Sewer: Priced Air, Radiant, Zoned Kater: Priced Air, Radiant, Zoned Sewer: Priced Air, Radiant, Zoned Kater: Priced Air, Radiant, Zoned Sewer: Priced Air, Radiant, Zoned Kater: Priced Air, Radi | | Style: | 3 (or more) Storey | | |
| Garage: Double Garage Attached Lot Size: - Lot Feat: Level, Low Maintenance Landscape veed Air, Radiant, Zoned Water: - e, Wood Sewer: - obalt Shingle Condo Fee: \$ 471 ne LLD: - Es (Insulated Concrete Forms), Wood Frame Zoning: R4 | | Size: | 2,411 sq.ft. | Age: | 2024 (1 yrs old) |
| Lot Size: - Lot Feat: Level, Low Maintenance Landscape ced Air, Radiant, Zoned Water: - , Wood Sewer: - halt Shingle Condo Fee: \$ 471 ne LLD: - s (Insulated Concrete Forms), Wood Frame Zoning: R4 | | Beds: | 4 | Baths: | 4 |
| Lot Feat: Level, Low Maintenance Landscape ced Air, Radiant, Zoned Water: - , Wood Sewer: - , halt Shingle Condo Fee: \$ 471 ne LLD: - s (Insulated Concrete Forms), Wood Frame Zoning: R4 | | Garage: | Double Garage Attached | | |
| Ceed Air, Radiant, Zoned Water: - A, Wood Sewer: - A, Wood Condo Fee: \$471 Ane LLD: - Sis (Insulated Concrete Forms), Wood Frame Zoning: R4 | | Lot Size: | - | | |
| Sewer: - phalt Shingle Condo Fee: \$ 471 ne LLD: - Fs (Insulated Concrete Forms), Wood Frame Zoning: R4 | | Lot Feat: | Level, Low Maintenance Landscape | | |
| phalt Shingle Condo Fee: \$ 471 ne LLD: - Fs (Insulated Concrete Forms), Wood Frame Zoning: R4 | rced Air, Radiant, Zoned | | Water: | - | |
| ne LLD: - Fs (Insulated Concrete Forms), Wood Frame Zoning: R4 | e, Wood | | Sewer: | - | |
| Fs (Insulated Concrete Forms), Wood Frame Zoning: R4 | phalt Shingle | | Condo Fee | \$ 471 | |
| | ne | | LLD: | - | |
| ured Concrete Utilities: - | s (Insulated Concrete Forms), Wood Frame | | Zoning: | R4 | |
| | ured Concrete | | Utilities: | - | |
| gh Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s) | gh Ceilings, Open Floorplan, Quartz Counters, R | ecessed Lighting | g, Skylight(s) | | |

Inclusions: None

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

Features:

One of the largest four bedroom townhomes to ever be offered in South Canmore. This new construction sophisticated townhome encompasses timeless design, best-in-class construction quality, and the pursuit of excellence with the customer experience are all values the developer holds in the highest regard. With 2,411 sqft of living space, a double car garage, and spectacular views of Mount Lady MacDonald, Grotto Mountain and the Fairholm Range; Sticks and Stones Custom Homes proudly presents its latest development in South Canmore. The spacious primary bedroom is on the upper level with an elegant ensuite bathroom, walkin closet and reading nook. Each of the additional bedrooms has its own ensuite bathroom. Stepping in from the spacious garage, you have a spacious mud room. Features such as ICF walls between the units, EV rough in, AC rough in, wood cabinetry, hardwood floors, triple pane low E argon windows, double opening patio door and KitchenAid appliances create a timeless mountain retreat. Ideally located in the heart of Canmore, this mountain home is mere blocks to Main Street with shops, restaurants and cafes and just steps to the Bow River pathway. An ideal lock and leave low maintenance condominium property where you can spend time exploring and enjoying life in the Rockies.