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GRASSROOTS
REALTY GROUP

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517 4th Street
Canmore, Alberta

MLS # A2158351

$4,750,000

Division:	South Canmore		
Type:	Residential/House		
Style:	3 Storey		
Size:	4,473 sq.ft.	**Age:**	2017 (7 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Landscaped, Rectangular Lot		

Heating:	Hot Water	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle, Metal	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Stone, Stucco, Wood Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Elevator, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Lower level washer, dryer, dishwaher, fridge, stove, hoodfan

Custom built home in desirable South Canmore location. Classic home masterfully designed by Russell and Russel and built by one of Canmore's most reputable builders with unmatched attention to detail. A grand entrance welcomes you and leads into the living room at the back of the home with vaulted ceilings, beautiful timber frame work and wood burning fireplace. The home cook will find the kitchen of their dreams featuring custom cabinetry, top of the line Wolf appliances and walk in pantry. The dining area extends onto a large south facing deck with stunning Three Sisters views. Three spacious bedrooms, each with its own ensuite bathroom and closet, plus a lower level that easily be incorporated into the rest of the home or accessed separately as a two bedroom suite. Top of the line finishes throughout including engineered hardwood flooring in all living areas and bedrooms, quartz and granite countertops, high quality tile and stone work plus custom built in walnut cabinetry, an elevator plus built in sound system. Footsteps to the Bow River and numerous Canmore attractions.