

## 150 Hubman Landing Canmore, Alberta

MLS # A2300269



# \$1,779,900

<b>Division:</b>	Three Sisters		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Low Maintenance Landscaping		

**Heating:** Fireplace(s), Forced Air, Hot Water, Natural Gas

**Water:** -

**Floors:** Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Wood Frame, Wood Siding

**Zoning:** R2A

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

A beautifully crafted mountain home offering over 2,400 sq ft of thoughtfully designed living space in one of Canmore's most sought-after communities. With soaring ceilings and expansive windows throughout, this home is filled with natural light and showcases breathtaking mountain views from nearly every angle, creating a true sense of connection to the surrounding landscape. Designed with both comfort and entertaining in mind, the oversized decks seamlessly extend your indoor living space, providing the perfect setting for hosting guests or enjoying quiet mornings in the fresh alpine air. The open-concept layout enhances the flow of the home, offering both functionality and style across every level. The first floor features a warm and inviting living room centered around a beautiful fireplace, along with the spacious primary retreat. This serene space includes a walk-in closet and a luxurious 5-piece ensuite, offering a private escape at the end of the day. The main floor presents a bright and welcoming family room, complete with a second fireplace, creating an additional cozy gathering space for family and friends. The lower level is well-appointed with two generously sized bedrooms, laundry, and ample storage, making it ideal for guests, children, or a home office setup. From here, step outside onto the patio that leads directly to the private backyard—perfect for enjoying the outdoors year-round. Completing the home is a double attached garage, providing both convenience and plenty of space for gear and storage. Combining spacious design, thoughtful layout, and stunning natural surroundings, this exceptional property embodies the very best of Canmore mountain living.