

2002, 3rd Avenue  
Canmore, Alberta

MLS # A2332985



**\$3,699,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | South Canmore                  |               |                   |
| <b>Type:</b>     | Residential/House              |               |                   |
| <b>Style:</b>    | 3 (or more) Storey             |               |                   |
| <b>Size:</b>     | 2,377 sq.ft.                   | <b>Age:</b>   | 1984 (42 yrs old) |
| <b>Beds:</b>     | 5                              | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached         |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                      |               |                   |
| <b>Lot Feat:</b> | Creek/River/Stream/Pond, Views |               |                   |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | See Remarks             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | See Remarks, Wood Frame | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan          |                   |    |

**Inclusions:** n.a

Backing directly onto Spring Creek, this beautifully renovated detached home blends privacy, functionality, and mountain living in one of South Canmore's most sought-after neighbourhoods. Offering 3 + 2 beds + office, 3 bathrooms, and a double attached garage, and over 3,000 feet, the thoughtfully designed layout is ideal for families. The main level features a dedicated office, laundry, 3-piece bath, mudroom, and an open-concept kitchen, dining, and living area with lofted ceilings, expansive windows, and peaceful creek views. A large deck creates seamless indoor-outdoor living. Upstairs are three bedrooms, including a spacious primary retreat with private balcony and ensuite, plus another full bathroom. The partially finished lower level offers two additional bedrooms, and a large recreation room. Surrounded by mature trees and just minutes from downtown, trails, parks, and amenities, this exceptional home offers a rare combination of space, serenity, and an unbeatable location.