

2, 813 4th Street
Canmore, Alberta

MLS # A2354022

\$1,995,000

Division:	South Canmore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,400 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 550
Basement:	None	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Furniture & furnishings, with a few art exclusions.		

Scenic river paths at the end of the block. Main Street moments away. Set in a quiet location in South Canmore, this 2,400 SF home is perfectly placed for mountain living. Built by Elk Run Custom Homes, a longtime Canmore builder known for quality craftsmanship and attention to detail, this 4 bedroom, 3.5 bath home features gorgeous fir beams, an open-riser staircase, cherry hardwood, travertine, and a beautiful Rundle stone fireplace. The kitchen offers solid wood cabinetry, premium stainless appliances, an Italian range, pantry and massive granite island. Large windows and double sliders open to a south-facing deck with incredible mountain views. A guest bedroom and powder room complete the main level. Upstairs are two primary-style bedrooms with vaulted ceilings and walk-in closets. The main suite enjoys fabulous Three Sisters views and a luxurious five-piece ensuite. Top-floor laundry. The ground level has a bedroom, full bath, large foyer with a huge walk-in closet for your gear and a heated double garage. Bring your suitcase and start enjoying as this great property is turnkey furnished.