

701 Benchlands Trail Canmore Alberta

$980,000

Welcome to 303-701 Benchlands Trail, a beautifully positioned 2 bedroom plus den, 2 bathroom home in Canmore's sought after Mountain Winds building, backing directly onto Cougar Creek with no neighbours across the front and nothing but the creek and forest in view. From the moment you step inside, the sense of space is obvious: this unit carries a generous 1,464 square foot registered size, made up of 1,113 square feet of interior living space plus a massive covered deck, two storage lockers, and two titled parking stalls, so every square foot on the plan is genuinely useful rather than wasted on paper. The covered deck alone is a standout, easily large enough for a full outdoor dining and lounging setup, and it frames panoramic views of the Three Sisters and Ha Ling and Lawrence Grassi that change with the light throughout the day. You have probably heard people rave about the patio at Iron Goat: this deck shares that same view and orientation, so you get that same postcard scene every single day from your own home instead of waiting for a table. Storage is rarely done this well in a condo: in addition to the locker in the parkade, there is a second locker on the third floor that has been thoughtfully designed and is genuinely practical for everyday use, whether it is bikes, skis, or seasonal gear you want close at hand rather than buried in the basement AND this is in addition to the generous storage room in the unit. Parking is equally well sorted, with two titled, side by side stalls included, a real convenience for a two vehicle household or for anyone who simply wants the flexibility of a second spot. What truly sets this location apart, though, is what is right outside your door. Lady Mac trail can be hiked straight from your doorstep, the Montane trail is there for a run, and Horseshoe is ready for a mountain bike ride, all without needing to drive anywhere...

Bedroom 14.17 Ft x 11.83 Ft

Den 10.00 Ft x 11.33 Ft

Eat in kitchen 8.83 Ft x 9.83 Ft

Living room 19.50 Ft x 18.67 Ft

Primary Bedroom 18.67 Ft x 12.08 Ft

3pc Bathroom 4.92 Ft x 8.25 Ft

4pc Bathroom 8.92 Ft x 7.83 Ft

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