

905 Bridge Road Canmore Alberta

$3,399,000

An exceptional opportunity to own one of only four brand-new luxury duplexes in the heart of South Canmore, one of the community's most sought-after neighbourhoods. Ideally positioned just steps from the Bow River, Main Street, scenic pathways, cafes, restaurants, and local amenities, this location offers the perfect balance of mountain living and everyday convenience.Thoughtfully designed across three levels, this contemporary home offers over 3,000 square feet of functional living space with five bedrooms, a dedicated study, and an open-concept main floor created for both entertaining and everyday living. Expansive windows fill the home with natural light, while premium finishes including engineered hardwood flooring, tile, and a striking gas fireplace create a warm, sophisticated atmosphere.The primary retreat is designed as a private escape, complete with its own gas fireplace, a spacious walk-in closet, and a luxurious five-piece ensuite featuring a steam shower and soaker tub. A dedicated laundry room serves the main residence, while the fully self-contained legal suite includes its own private entrance and separate laundry, offering outstanding flexibility for extended family, guests, or valuable rental income.Completing the home is a heated double attached garage with ample space for vehicles and mountain gear. Combining exceptional craftsmanship, premium finishes, and one of Canmore's most desirable locations, this is a rare opportunity to enjoy luxury mountain living with the added benefit of a legal income suite. (id:6769)

Living room 17.67 Ft x 16.17 Ft
Dining room 9.33 Ft x 12.67 Ft
Kitchen 12.33 Ft x 13.33 Ft
3pc Bathroom .00 Ft x .00 Ft
Bedroom 12.08 Ft x 11.00 Ft
Study 7.42 Ft x 15.17 Ft
Primary Bedroom 13.25 Ft x 14.00 Ft
5pc Bathroom 7.50 Ft x 8.83 Ft
3pc Bathroom .00 Ft x .00 Ft
Other 7.00 Ft x 4.08 Ft
Bedroom 13.00 Ft x 12.33 Ft
Laundry room 5.00 Ft x 6.50 Ft
Other 5.00 Ft x 8.25 Ft
Bedroom 9.50 Ft x 10.92 Ft
Living room 10.00 Ft x 9.17 Ft
Dining room 10.00 Ft x 8.17 Ft
3pc Bathroom .00 Ft x .00 Ft
Laundry room .00 Ft x .00 Ft
Kitchen 7.00 Ft x 11.00 Ft

Listing Presented By:

Originally Listed by:
RE/MAX Alpine Realty

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