

930 9 Street Canmore Alberta

$4,678,500

Beautiful Mountain views with Quiet and convenient location.This exceptional multigenerational home blends luxury & superior construction, far exceeding building codes. Triple-paned windows reduce heat loss by 50%,boosting energy efficiency & passive solar benefits. Staggered stud construction prevents thermal transfer, ensuring a stable interior temperature year-round. The home's robust infrastructure features concrete, steel & wood framing, with a foundation reinforced by steel beams to prevent settling. Most main floor walls are non-load bearing, allowing easy removal to create a custom open floor plan. Safety is a priority, with a concrete core firewall between the main house and secondary legal suite. Low VOC materials and in-floor heating enhance comfort throughout. Appliances include Sub Zero, Viking, Asko, Thermador, and Miele. The exterior boasts locally quarried Rundle Rock, and most decks feature snow melt systems. Prepped for solar energy with a 200-amp panel and to be installed by September 2026. The property offers rental income potential & a roof top fire suppression system. (id:6769)

Bedroom 10.83 Ft x 11.17 Ft
Bedroom 21.17 Ft x 18.17 Ft
Primary Bedroom 16.58 Ft x 16.25 Ft
Other 4.42 Ft x 14.17 Ft
Other 8.50 Ft x 5.33 Ft
4pc Bathroom 10.42 Ft x 5.50 Ft
Other 7.83 Ft x 9.00 Ft
Bedroom 11.42 Ft x 11.50 Ft
4pc Bathroom 13.58 Ft x 12.92 Ft
Bedroom 10.17 Ft x 13.58 Ft
Family room 16.67 Ft x 16.58 Ft
4pc Bathroom 5.50 Ft x 9.67 Ft
Den 10.42 Ft x 17.75 Ft
Workshop 14.17 Ft x 15.50 Ft
3pc Bathroom 9.17 Ft x 6.92 Ft
Storage 20.33 Ft x 10.58 Ft
Kitchen 10.17 Ft x 10.83 Ft
Storage 8.75 Ft x 6.17 Ft
Bedroom 10.00 Ft x 10.83 Ft

Listing Presented By:

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http://canmoremountainliving.com/

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