



107 Rundle Drive Canmore Alberta

\$1,475,000

Enjoy the Canmore lifestyle without yardwork or snow removal. This beautifully designed 3-bedroom, 4-bathroom townhome is perfectly located for those seeking the best of Canmore living. Just a short walk to downtown, yet nestled near the Bow River, playgrounds, and scenic walking trails, this home offers the ideal mix of convenience and tranquility. Inside, you'll find a warm and inviting space featuring rich hardwood floors, a stunning kitchen with custom cabinetry, stainless steel appliances, and a center island--perfect for gatherings. The open-concept living area is highlighted by a stone fireplace, large windows, and direct access to both the front and back balconies with their scenic views of the surrounding forest and wildlife. Each of the three spacious bedrooms boasts its own ensuite, making this home ideal for families or hosting guests. The primary suite is a peaceful space with vaulted ceilings, expansive windows, and a spa-like bathroom with steam shower and soaker tub. All 3 floors are heated so you don't need slippers here. The main floor bedroom offers a private getaway for guests, teenagers, or even a home office, with direct access to the backyard that frequently welcomes visiting elk. Outdoor living is at its finest here, with two balconies offering different sun exposures--the front for afternoon sun, and the back for morning light and uninterrupted forest views, perfect for your morning coffee. With no neighbors behind, you'll enjoy privacy and serenity, making this home a true escape from the everyday. Location is everything, and this home delivers. A short walk takes you to the Nordic Centre, a playground, riverside trails, and scenic parks, while world-class hiking and biking trails are just a short drive away. Whether you're looking for a weekend escape or a full-time home in the mountains, this townhome is a rare find. Don't miss out on this...

- 2pc Bathroom 4.75 Ft x 4.92 Ft
- Dining room 9.83 Ft x 18.42 Ft
- Kitchen 8.83 Ft x 12.83 Ft
- Living room 18.75 Ft x 16.33 Ft
- 3pc Bathroom 6.00 Ft x 6.92 Ft
- 3pc Bedroom 10.17 Ft x 11.15 Ft
- 4pc Bathroom 11.58 Ft x 8.08 Ft

- Primary Bedroom 15.50 Ft x 12.92 Ft
- Storage 5.33 Ft x 4.83 Ft
- Other 6.92 Ft x 7.33 Ft
- 3pc Bedroom 6.00 Ft x 6.92 Ft
- Bedroom 10.17 Ft x 11.15 Ft
- Furnace 6.00 Ft x 8.00 Ft

Listing Presented By:



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Bedroom 13.08 Ft x 10.08 Ft