



108 River's Bend Way Dead Man's Flats Alberta

\$2,499,998

Listing Presented By:



Originally Listed by:
RE/MAX Alpine Realty

<http://www.canmorehomesforsale.com/>



Alpine Realty

104 - 709 Main Street, Canmore,
Alberta, T1W 2B2

Phone: 1 (403) 678-5890
admin@alpinerealty.ca

Step into mountain modern luxury at 108 River's Bend Way! This exquisite home was designed by the highly respected and sought-after local designers at Russel and Russel Design Studios. This custom built single family home features over 4300 square feet of high-end finishings, gorgeous hardwood floors, quartz countertops, metal baseboards, and soaring ceilings that will elevate your living experience. The impressive upper floor living space showcases a chef's kitchen and living area which offers breathtaking panoramic south-facing mountain views. Enjoy the modern convenience of a stylish wireless temperature-controlled gas fireplace that adds elegance to the space and is perfect for cozy evenings. With two decks on the upper level, you will always have the perfect outdoor space for sunbathing or relaxing in the shade - no matter the time of day! You have privacy and mountain views from both decks making it easy to spend time outdoors. For your convenience and privacy, the primary bedroom is located on the upper floor and offers mountain views and an ensuite for your relaxation. Step into the oversized tiled shower or unwind in the inviting stand alone soaker tub complete with its own chandelier. On the main level, you will find two bathrooms and three generous sized bedrooms, one with its own ensuite. Outside of these bedrooms is a second living room for family movie night or a separate space for the kids to relax. A large laundry room with an impressive amount of storage and gorgeous built in lockers at the front entrance complete the main level. On the lower level you will find your home gym. If this space is not required, the room can easily be converted into a home office, a theatre room, or a sixth bedroom. On this level, you will also find a completely self contained one bedroom apartment with its own outside entrance. The apartment is currently being run as a very...

4pc Bathroom 8.17 Ft x 4.92 Ft

Foyer 10.00 Ft x 16.17 Ft

Bedroom 12.17 Ft x 13.00 Ft

Laundry room 8.08 Ft x 9.33 Ft

Kitchen 9.58 Ft x 12.42 Ft

Living room 20.92 Ft x 15.17 Ft

Recreational Games room

Other 11.50 Ft x 11.50 Ft

Recreational Games room

Other 11.50 Ft x 11.50 Ft

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Exercise room 15.83 Ft x 15.50 Ft
4pc Bathroom 8.17 Ft x 5.50 Ft
4pc Bathroom 9.33 Ft x 7.25 Ft
Bedroom 12.33 Ft x 13.58 Ft
Bedroom 12.25 Ft x 13.58 Ft
Bedroom 13.42 Ft x 13.58 Ft

2pc Bathroom 5.33 Ft x 5.50 Ft
5pc Bathroom 7.83 Ft x 15.67 Ft
Dining room 15.92 Ft x 10.67 Ft
Family room 22.83 Ft x 21.58 Ft
Kitchen 20.92 Ft x 13.50 Ft