



17 Prospect Heights Canmore Alberta

\$8,700,000

A masterpiece of mountain living, this architecturally and mountain inspired home offers a harmonious blend of sophisticated design and the breathtaking beauty of the Canadian Rockies. Offering 7,193 sqft of living space with five bedrooms and six bathrooms, perfectly situated along the Bow River, this property is a gallery to nature, showcasing unobstructed views of surrounding mountains, forest and river. From the moment you step through the thoughtfully designed entry, which frames the iconic Three Sisters peaks, you're drawn into the expansive great room. Anchored by a wood-burning Rumford fireplace, this space features soaring windows that bring the outdoors in, connecting you to the serenity of the surrounding wilderness. The home's timeless contemporary design is highlighted by artisan craftsmanship, including a wine cellar and art-focused lighting throughout. With an elevator, heated floors on all three levels and three forced air furnaces for fresh air and instant warmth, air conditioning, triple car garage, and updated mechanical system, every detail ensures both luxury and comfort. Positioned in the exclusive Prospect Heights neighborhood, this home combines privacy and proximity. Enjoy peaceful strolls along the Bow River pathway or take a short walk to Canmore's vibrant downtown. The surrounding landscape provides an ever-changing gallery of nature's beauty. This property offers not just a home, but a lifestyle—a sanctuary where the sophistication of design meets the grandeur of nature.

Main Level

- Great Room with awe-inspiring views and a warm, wood-burning fireplace with a gas starter.
- Chef's Kitchen featuring Wolf, Sub-Zero, and Miele appliances, an expansive island with hidden storage, zebrawood cabinetry, honed granite countertops and a walk-in pantry.
- Dining Room perfect for gathering, complete with burled walnut built-in cabinetry with a granite...

Listing Presented By:



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Family room 18.50 Ft x 14.25 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Recreational, Games room 18.17 Ft x 13.67 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Exercise room 18.17 Ft x 11.92 Ft

Kitchen 17.67 Ft x 14.92 Ft

Living room 19.33 Ft x 17.92 Ft

Dining room 16.67 Ft x 12.92 Ft

Wine Cellar 12.17 Ft x 11.42 Ft

Great Room 19.33 Ft x 17.92 Ft

Storage 12.17 Ft x 11.42 Ft

Living room 21.67 Ft x 17.92 Ft

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| Furnace | 17.67 Ft x 12.92 Ft | Family room | 16.92 Ft x 13.17 Ft |
| Laundry room | 3.25 Ft x 3.17 Ft | Den | 16.67 Ft x 13.33 Ft |
| Bedroom | 14.33 Ft x 12.25 Ft | Other | 13.92 Ft x 5.92 Ft |
| Bedroom | 18.17 Ft x 11.92 Ft | | |