



# 233 Rivers Bend Close Dead Man's Flats Alberta

\$1,750,000

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<https://www.canmorearealiving.ca/>



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CLICK BROCHURE FOR FULL VIDEO, PHOTOS AND ALL INFO. Discover the epitome of mountain living in this exceptional 2-storey property located in the highly coveted community of Dead Man's Flats. Boasting six bedrooms and five bathrooms, this residence is designed to meet diverse lifestyle needs. Unique to this home is the inclusion of a legal one-bedroom suite and a nanny/mother-in-law quarters, providing both functionality and flexibility. Every room frames breathtaking views of the Rockies through expansive windows, creating a sense of connection with the surrounding natural beauty. The gourmet kitchen is a chef's delight with upgraded walnut cabinetry, quartz countertops, and stainless steel appliances. The inviting living room, featuring a gas fireplace, provides a warm and welcoming space for gatherings. Luxurious details include heated upper bathroom floors, a custom shower with a rain shower in the en suite, in-floor heating in the basement, and heated garage floors. The property's exterior showcases an upgraded metal tile roof and a hot tub pad, inviting you to relax while surrounded by scenic beauty. Conveniently located just steps away from the new recreation facility, the home encourages an active lifestyle for the entire family, with endless paths and trails waiting to be explored. With its exquisite details, mountain views, and versatile living spaces, this property offers a unique opportunity to embrace the perfect blend of luxury and natural charm in Dead Man's Flats. (id:6769)

4pc Bathroom 10.08 Ft x 4.92 Ft

5pc Bathroom 7.92 Ft x 7.67 Ft

Bedroom 9.58 Ft x 13.00 Ft

Bedroom 10.50 Ft x 12.25 Ft

Primary Bedroom 15.08 Ft x 20.33 Ft

4pc Bathroom 9.00 Ft x 4.83 Ft

Bedroom 10.28 Ft x 12.25 Ft

Foyer 9.08 Ft x 5.67 Ft

Kitchen 11.00 Ft x 12.33 Ft

Laundry room 11.33 Ft x 8.08 Ft

Living room 14.00 Ft x 18.33 Ft

2pc Bathroom 2.92 Ft x 7.42 Ft

Other 11.83 Ft x 15.83 Ft

4pc Bathroom 11.00 Ft x 8.08 Ft

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Bedroom 9.50 Ft x 12.83 Ft

Bedroom 11.17 Ft x 12.42 Ft

Kitchen 9.92 Ft x 11.17 Ft

Kitchen 13.00 Ft x 12.67 Ft

Recreational, Games room 10.67 Ft x 18.50 Ft