



## 260 Eagle Terrace Road Canmore Alberta

\$2,189,000

Classic mountain ambiance greets you around every corner in this delightful 5 bedroom detached home in the sought-after neighborhood of Eagle Terrace in Canmore. On the market for the first time by the original owners, this home shows thoughtful design and pride of ownership. Offering the coveted cathedral ceilings and wood burning fireplace in the great room, this floorplan offers exceptional natural light, & functional family and guest space. The 3 bedrooms all on the upper level offer family-friendly sleeping arrangements, while additional bedrooms on the main and lower levels accommodate guests. Ample room for dedicated work-from home studio or office. The cosy lower level has in-floor heat and comprises bedroom #5, a partly finished rec room/ flex room, a 2 piece bathroom, a separate exterior entrance and access to the garage. Rooftop solar and on-demand hot water upgrades provide efficient living. This is an exceptional home to view! (Note: Short-term rentals are NOT permitted here). (id:6769)

Bedroom 11.75 Ft x 10.42 Ft

Recreational, Games room 23.17 Ft x 15.67 Ft

Other 11.83 Ft x 7.58 Ft

2pc Bathroom 8.83 Ft x 4.67 Ft

Storage 9.17 Ft x 5.67 Ft

Furnace 12.75 Ft x 6.67 Ft

Living room 19.00 Ft x 17.50 Ft

Dining room 15.42 Ft x 10.33 Ft

Kitchen 16.92 Ft x 13.08 Ft

Breakfast 8.83 Ft x 7.83 Ft

Foyer 11.58 Ft x 6.67 Ft

Bedroom 14.75 Ft x 9.92 Ft

2pc Bathroom 6.50 Ft x 4.83 Ft

Primary Bedroom 13.67 Ft x 12.42 Ft

3pc Bathroom 12.33 Ft x 4.92 Ft

Bedroom 15.92 Ft x 12.25 Ft

Bedroom 11.25 Ft x 9.42 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Listing Presented By:



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RE/MAX Alpine Realty

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