



510 8th Avenue Canmore Alberta

\$2,159,000

Modern styling and the rugged beauty of the Rockies converge in this exquisite new build. This three bedroom, four bathroom property is ready for quick possession. The first floor has two bedrooms, one with a private ensuite bathroom, a second full bathroom, laundry, utility, and mud rooms. It has in-floor hydronic heat. The heated single-car garage has its own walk-in storage room. An abundance of natural light fills the open-concept kitchen, dining, and living areas of the second floor. The focal point of this space is a magnificent 47" wide, three-sided glass bay fireplace. From the living room, step out onto the south-facing, epoxy stone-finished deck to enjoy breathtaking views of the Three Sisters and Ha Ling mountain peaks. The luxurious kitchen features a stunning waterfall granite island, walk-in pantry, built-in microwave, and Fisher & Paykel appliances including two integrated refrigerators, two integrated dishwashers, and a 36" range. A captivating open-to-below stairway with floor-to-vaulted-ceiling windows, hanging glass chandelier, and a custom-crafted hardwood ash railing leads to the sanctuary of the third floor, which is dedicated to the primary suite. At the top of the stairway, the loft offers picturesque views of Grotto and Lady McDonald mountains, making it an ideal spot for lounging or working from home. The spacious primary bedroom features large windows with sprawling mountain vistas. A free-standing tub, oversized shower, private water closet, and double vanities complete the spa-like ensuite. The walk-in closet has a window, ample custom cabinetry, and a second full-sized LG WashTower laundry unit. The interior finishings include upgraded cabinetry, flooring, plumbing, hardware, and lighting fixtures. There is tile and 7.5" engineered hardwood plank flooring throughout all of the living spaces, and textured epoxy resin covering the floors...

Kitchen 17.83 Ft x 14.25 Ft

Dining room 15.00 Ft x 7.08 Ft

Living room 17.83 Ft x 16.25 Ft

2pc Bathroom 5.58 Ft x 5.50 Ft

Primary Bedroom 12.83 Ft x 11.83 Ft

5pc Bathroom 12.83 Ft x 11.83 Ft

Foyer 11.25 Ft x 5.33 Ft

Laundry room 6.25 Ft x 5.08 Ft

Furnace 8.67 Ft x 5.08 Ft

Bedroom 12.00 Ft x 9.08 Ft

Bedroom 10.17 Ft x 8.86 Ft

4pc Bathroom 6.42 Ft x 4.92 Ft

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Loft 6.83 Ft x 5.42 Ft

3pc Bathroom 8.33 Ft x 5.75 Ft

Other 8.00 Ft x 3.33 Ft